



## 27 Regency Park , Newtownards, BT23 8ZG

Without a doubt this is one of the nicest "Cronstown Cottage" style semi detached homes that I have seen and it just shows what you can do with a little imagination, effort and foresight.

The property offers 3 first floor bedrooms, including a master with en-suite shower room, and a family bathroom. On the ground floor there is a beautiful lounge with multi fuel stove and real wood flooring but the real surprise is reserved for the open plan kitchen/living/dining area that has been created at the rear of the property. By removing unnecessary walls the space has been opened right up and the addition of a luxury and cutting edge style of kitchen just accentuates the modern and airy vibe. There are patio doors to a pleasant and private rear garden, in lawn, and the detached garage, which includes a utility area, with a generous tarmac driveway and additional front garden, also in lawn.

The property benefits from uPVC double glazing and Phoenix gas central heating.

Located in a highly sought after area this is definitely one property that you have to put on your "must see" list and arrange a personal viewing without delay.

**Offers Around £225,000**

# 27 Regency Park

, Newtownards, BT23 8ZG



- Beautifully presented and modernised semi detached home
- 3 bedrooms - master en-suite
- Lounge with multi fuel stove & real wood flooring
- Luxury open plan kitchen/living/dining room
- Family bathroom
- uPVC double glazing - Phoenix gas central heating
- Detached garage with utility area
- Gardens to front & rear in lawn with tarmac driveway
- Beautiful, fresh, modern & minimalist style - Walk in ready.
- Please see our website for full details

## Entrance

### Entrance hall

7'6x9'3 (2.29mx2.82m)

### Kitchen/Living/Diner

21'5x18 (6.53mx5.49m)

### Lounge

15'9x11'9 (4.80mx3.58m)

### Landing

### Bathroom

9'9x5'8 (2.97mx1.73m)

### Bedroom 1

11'10x13'7 (3.61mx4.14m)

## En Suite

5'9x9'2 (1.75mx2.79m)

### Bedroom 2

12x12 (3.66mx3.66m)

### Bedroom 3

6'6x9'2 (1.98mx2.79m)

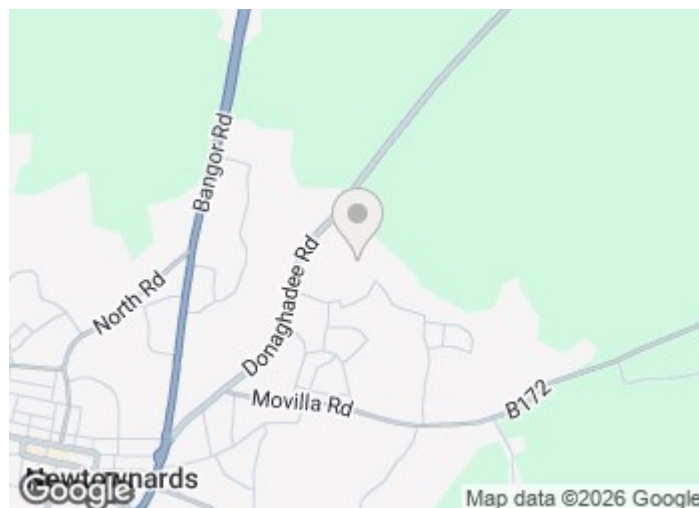
### Detached Garage

20'3x10'1 (6.17mx3.07m)

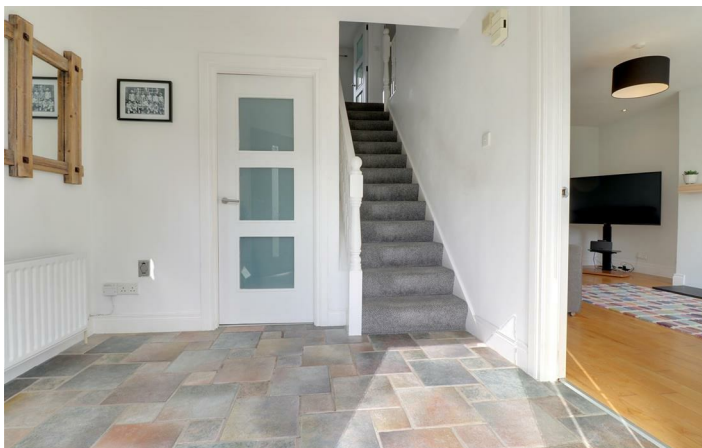
### Outside

### Tenure

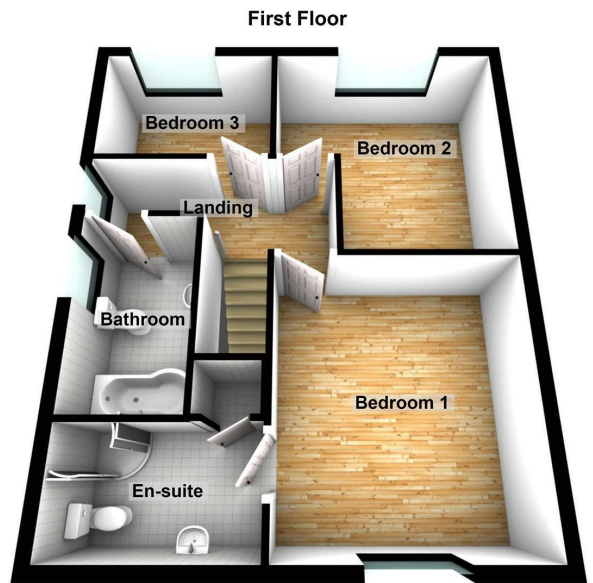
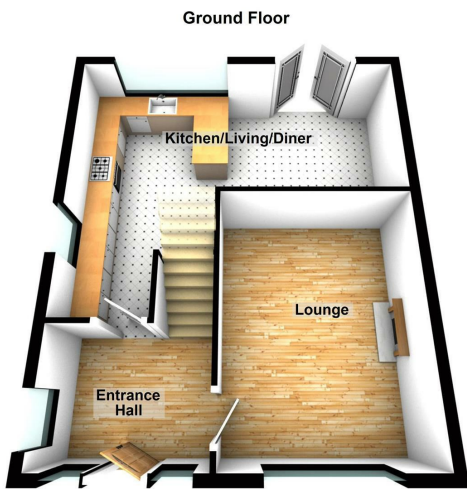
### Property misdescriptions



## Directions



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	