



96 Regency Park , Newtownards, BT23 8ZG

"More than just your average semi detached...!"

This beautifully presented and modern semi detached home benefits from a sun room extension to the rear creating a bright and modern open plan kitchen/dining/sun room finished with modern appliances, gloss units, gloss floor tiling and quartz breakfast bar and worktops. The self contained lounge boasts an attractive cast iron, multi fuel stove and quality wood effect laminate flooring. On the first floor you'll find a family bathroom and 3 bedrooms including a generous master bedroom with en-suite shower room. The property benefits from uPVC double glazing and fascia, oil fired central heating, and a modern black composite front door with twin matching side panels. Externally the property also enjoys a detached garage with large tarmac driveway and parking area plus gardens in lawn to both front and enclosed to rear. There's everything here that a discerning buyer could want, whether a first time buyer, home mover or downsizer, and internal viewing is highly recommended.

Offers Around £215,000

96 Regency Park

, Newtownards, BT23 8ZG



- Extended & modern semi detached home
- Lounge with multi fuel stove
- Family bathroom
- uPVC oduble glazing & fascia - Oil fired central heating
- Beautifully presented throughout
- Luxury fitted kitchen with quartz worktops & breakfast bar.
- Detached garage with generous tarmac driveway
- 3 bedrooms (Master ensuite)
- Open plan kitchen/living/sun room
- Gardens to front & rear in lawn

Entrance

Entrance hall

Lounge

15'6x11'9 (4.72mx3.58m)

Kitchen/diner

21'4x18'3 (6.50mx5.56m)

Sun room

11'1x8'10 (3.38mx2.69m)

Landing

Bathroom

10'1x5'7 (3.07mx1.70m)

Bedroom 1

13'7x11'9 (4.14mx3.58m)

Ensuite shower room

9'2x5'5 (2.79mx1.65m)

Bedroom 2

12'1x11'9 (3.68mx3.58m)

Bedroom 3

9'3x6'6 (2.82mx1.98m)

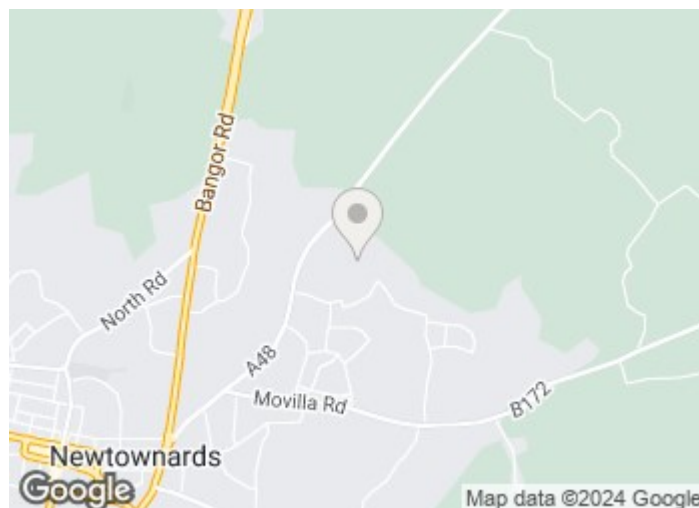
Garage

22'10x11'8 (6.96mx3.56m)

Outside

Tenure

Property misdescriptions

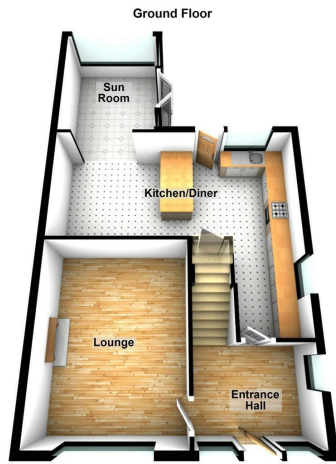


Directions

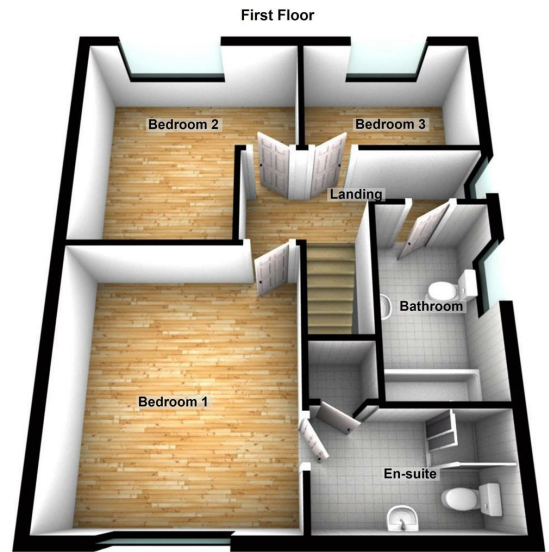
Travelling out of Newtownards along Donaghadee Road turn right into Cronstown Road, opposite the filling station. Turn left into Regency Park and continue to the T junction where number 96 is in front of you.



Floor Plan



Images for illustrative purposes only and subject to change. Plan produced using Planity.



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