



102 Regency Park , Newtownards, BT23 8ZG

Built just 9 years ago, this attractive semi detached home still looks like a new home and would make an enviable first home or downsize. The property is beautifully presented throughout and is a real credit to its present owners - nothing for the new buyer to do but move in and enjoy.

It offers 3 first floor bedrooms, including master with en-suite shower room, and a family bathroom whilst the ground floor offers a lounge, a beautiful open plan kitchen/diner/sun room and a ground floor WC. There are patio doors to the rear garden, which is in lawn with paved patio and charming summer house (subject to negotiation). To the front is a tarmac driveway and an additional lawned garden with maturing trees and shrubs. It benefits from uPVC double glazing & fascia and Phoenix gas central heating and is located in a much sought after residential area.

All in all this is a lovely, modern home in excellent condition and internal viewing is highly recommended.

Offers Around £189,950

102 Regency Park

, Newtownards, BT23 8ZG



- Modern semi detached home
- Kitchen/diner with open plan sun room
- Phoenix gas central heating
- Excellent first time buy in sought after location
- 3 bedrooms - master en-suite
- Family bathroom + Ground floor WC
- Tarmac driveway
- Lounge
- uPVC double glazing & fascia
- Gardens to front & rear in lawn with paved patio.

Entrance

Entrance hall

Lounge

15'11x12'6 (4.85mx3.81m)

Kitchen/dining/sun room

21'7x15'10 (6.58mx4.83m)

WC

6'8x3'3 (2.03mx0.99m)

Landing

Bathroom

6'9x5'10 (2.06mx1.78m)

Bedroom 1

12'8x10'7 (3.86mx3.23m)

En-suite shower room

6'6x5'9 (1.98mx1.75m)

Bedroom 2

9'8x9'1 (2.95mx2.77m)

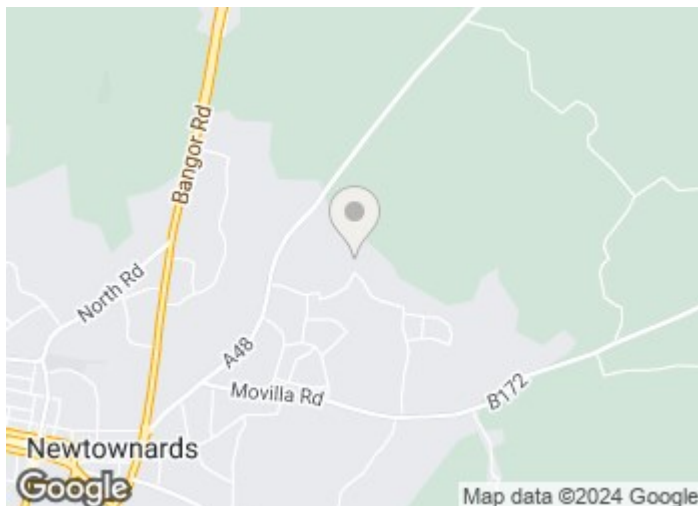
Bedroom 3

9'8x6'6 (2.95mx1.98m)

Outside

Tenure

Property misdescriptions

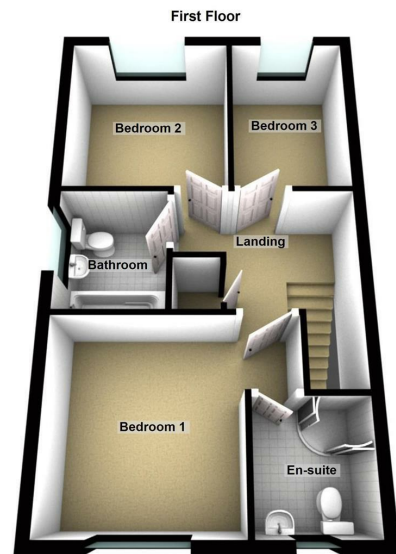
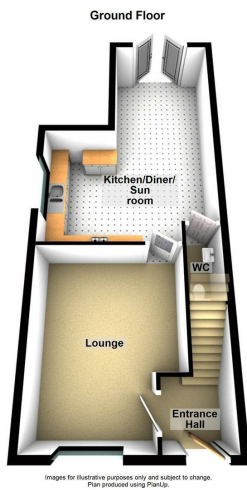


Directions

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. Turn right and number 102 is on the left.



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 ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	83	83	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B	(81-91) A						
(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	