


21 Prince Regent Park, North Road, Newtownards, BT23 7FT

**Offers in the region of:  
£295,000**

 **Reeds Rains**

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21 Prince Regent Park, North Road, Newtownards, BT23 7FT  
Offers in the region of: £295,000

Stunning semi-detached home in a sought after location in Newtownards. Benefiting from 4 bedrooms and a sun room overlooking the generous rear garden, we highly recommend internal inspection.

#### DESCRIPTION

Reeds Rains are delighted to present for sale this spectacular split level semi detached property in the highly sought after Prince Regent Park development just off the North Road in Newtownards. This home is a magnificent example of modern living yet oozes character and charm rarely seen in new properties. Internally the property comprises of an entrance hall with separate WC, spacious bright lounge with feature stove, luxury kitchen with large dining area opening to sunroom, utility room, four generous bedrooms - master with en-suite and a family bathroom. The property is further enhanced with double glazing and gas fired central heating. Newtownards town centre is also within walking distance where an array of shops, restaurants and coffee houses can be enjoyed. Coupled with its sought after location and luxurious specification throughout this stunning home is a must to view. To arrange your private appointment please contact Reeds Rains Newtownards on 028 9181 4144.

#### GROUND FLOOR

##### Entrance Hall

Tiled floor. Feature wall Panelling.

##### Living Room

19'8" x 12'3" (6m x 3.73m)

Feature stove with wooden mantle and granite hearth.

#### LOWER GROUND FLOOR

Tiled Floor.

#### WC

Modern white suite comprising low flush WC and wall mounted wash hand basin with mixer tap. Tiled floor and tiled splashback. Feature wall panelling.

#### Kitchen / Dining

19'7" x 14'11" (max) (5.97m x 4.55m (max))  
Stunning fitted kitchen with an excellent range of high and low level shaker style units and laminate worktops. Single drainer sink unit with mixer tap. Electric single oven, five ring gas hob and stainless steel extractor fan. Integrated dishwasher. Breakfast bar. Tiled floor and part tiled walls. Recessed spotlights. Feature wall panelling.

#### Sunroom

11'1" x 10'6" (3.38m x 3.2m)

Tiled floor and recessed spotlights. French doors to rear garden.

#### Utility Room

7'9" x 4'9" (2.36m x 1.45m)

Range of high and low level shaker style units with laminate worktop. Stainless steel single drainer sink unit with mixer tap. Gas boiler housing. Plumbed for washing machine and space for tumble dryer. Tiled floor and part tiled walls.

#### FIRST FLOOR

Hot press.

#### Bedroom 3

11'8" x 8'4" (3.56m x 2.54m)

#### Bedroom 4

10'9" x 10'9" Max (3.28m x 3.28m Max)

#### Bathroom

7'1" x 6'1" (2.16m x 1.85m)

Contemporary white suite comprising low flush WC, wall mounted wash hand basin with mixer tap and panelled bath with mixer tap and

thermostatically controlled shower over. Tiled floor and part tiled walls. Recessed spotlights and extractor fan.

#### UPPER FIRST FLOOR

#### Master Bedroom

15'8" x 10'9" (4.78m x 3.28m)

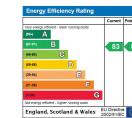
#### Ensuite

9'8" x 3'4" (2.95m x 1.02m)

Luxury white suite comprising low flush WC, wall mounted wash hand basin with mixer tap and enclosed shower cubicle with thermostatically controlled shower. Tiled floor and part tiled walls. Recessed spotlights and extractor fan.

#### Bedroom 2

12'1" x 8'4" (3.68m x 2.54m)



For full EPC please contact the branch.

#### External

Driveway parking to front with small garden laid in lawns with buxus hedging. Enclosed garden to rear laid in lawns with feature decked area. Outdoor plug.

#### Heating Type

Gas fired central heating.

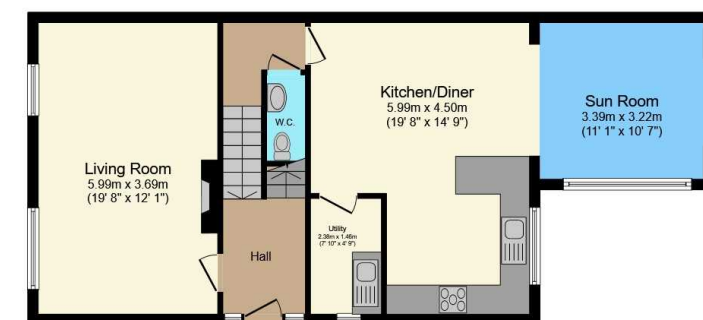
#### Glazing Type

Double glazed.

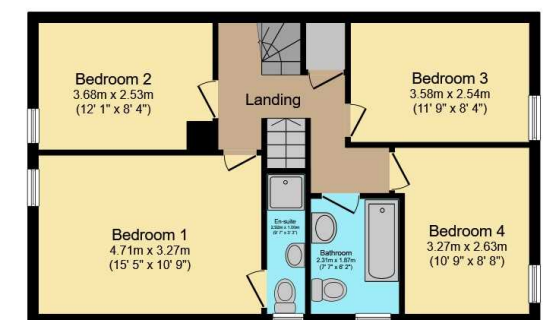
#### CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their



Ground Floor



First Floor

Total floor area 132.3 m<sup>2</sup> (1,424 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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