



# 100 REGENCY PARK

Newtownards, BT23 8ZG

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*Offers Around* **£199,950**



SEMI DETACHED | 3  | 2  | 2 

Tucked away in a cul-de-sac within this popular residential area here is an ideal opportunity to purchase a recently constructed modern semi detached property which is well presented throughout leaving little left to do but move in and

enjoy.

## KEY FEATURES

- Attractive Modern Red Brick Semi Detached Property
- Well Presented Throughout Leaving Little Left to do but Move In and Enjoy
- Cul-de-Sac Position Within Popular Residential Area
- Good Sized Living Room
- Superb Fitted Kitchen Open Plan to Casual Dining/Family Area with uPVC Double Glazed French Doors to the Rear Garden
- Three Bedrooms Including Main Bedroom with En Suite Shower Room
- Bathroom with Three Piece White Suite
- Additional Downstairs WC
- Phoenix Gas Heating / uPVC Double Glazed Windows
- Fully Floored Roofspace
- Front Garden in Lawns / Driveway in Loose Stones with Parking
- Fully Enclosed Rear Garden in Lawns with Paved Patio Barbecue Area and Southerly Aspect



## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- Living Room  
15'11" x 12'2"
- Fitted Kitchen Open Plan  
To Casual Dining/Family  
Area  
21' 8" x 9' 2"
- Downstairs WC

### *First Floor*

- Landing
- Bedroom One  
10' 7" x 9' 10"
- Ensuite Shower Room
- Bedroom Two  
9' 8" x 9' 1"
- Bedroom Three  
9'8" x 6' 5"
- Bathroom
- Fully Floored Roofspace

### *Outside*

- Front Garden In Lawns,  
Driveway in Loose Stones
- Fully Enclosed Rear  
Garden With Lawns And  
Paved Patio,Southerly  
Aspect



To View Floor Plans  
scan QR code below



## DIRECTIONS

*Heading out of Newtownards on Donaghadee Road turn right onto Cronstown Road. Take the third left into Regency Park.*



## THE LOCAL AREA

*Start your journey in Newtownards and follow the winding coast road along the edge of Strangford Lough and you will soon come to Mount Stewart. This popular visitor attraction is managed by the National Trust. Discover the fabulous gardens, historic stately home, farmland trails, woodland play area, shop and restaurant of this fascinating site.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>	83	83
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		

Scan QR Code to view floor plans and to arrange a viewing.



## OUR BRANCHES

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