



3 REGENCY PARK

Bangor, BT19 6WX

Offers around **£389,950**



DETACHED | 4  | 2  | 3 

Occupying a cul-de-sac position within this extremely popular and highly sought after small residential development here is an ideal opportunity to purchase a truly outstanding extended detached family home.

The accommodation is bright, spacious and flexible with the ground floor comprising living room with feature herringbone style flooring, sandstone fireplace and cast iron wood burning stove, family room with gas coal effect fire and modern fitted kitchen with range of integrated appliances and quartz work surfaces and is open plan to a casual dining area which in turn is open plan to a fantastic sun room overlooking the rear garden. There is also a shower room with three piece suite. Upstairs this home is further enhanced by having four well proportioned bedrooms and bathroom with three piece suite. The property sits on an immaculately kept site with beautifully presented gardens to the front and rear with an array of plants, trees and shrubs. The rear garden is particularly impressive with its excellent degree of privacy and extensive composite decked area making it ideal for outdoor entertaining.



KEY FEATURES

- Outstanding Extended Detached Family Home
- Cul-de-Sac Position Within Extremely Popular and Sought After Location
- Well Presented Throughout Leaving Little Left to do but Move in and Enjoy
- Bright, Spacious and Flexible Accommodation
- Living Room with Gas Coal Effect Fire
- Modern Fitted Kitchen with Quartz Work Surfaces and Range of Integrated Appliances to Include Wine Cooler, Open Plan to Dining Area
- Sun Room with Fantastic Aspect Overlooking the Rear Garden, Located off Kitchen with Casual Dining Area
- Four Well Proportioned Bedrooms All with Built-in Furniture
- Main Bedroom with Extensive Range of Built-in Wardrobes and Chest of Drawers
- First Floor Bathroom with Three Piece Suite to Include Freestanding Claw Foot Roll Top Bath
- Ground Floor Shower Room with Three Piece Suite
- Double Glazed Windows
- Beautifully Presented Gardens in Lawns to Front and Rear with Vast Array of Flowers, Plants, Trees and Shrubs
- Rear Garden is Fully Enclosed with Excellent Degree of Privacy and Extensive Composite Decked Terrace.
- Integral Garage with Utility Room to Rear
- Conveniently Positioned with Easy Access to Many Amenities Including Shops, Ward Park, Bloomfield Shopping Complex and Schools



ROOM DETAILS

Ground Floor

- Covered Entrance Porch
- Reception Hall
- Living Room
18'4" x 13'4"
- Family Room
14'8" x 9'8"
- Modern Fitted Kitchen
Open Plan to Casual
Dining Area
20'4" x 11'4"
- Sun Room
15' x 10'7"
- Shower Room

First Floor

- Landing
- Bedroom One
24'8" x 10'8"
- Bedroom Two
14' x 10'10"
- Bedroom Three
12'8" x 9'8"
- Bedroom Four
9'4" x 8'2"
- Bathroom

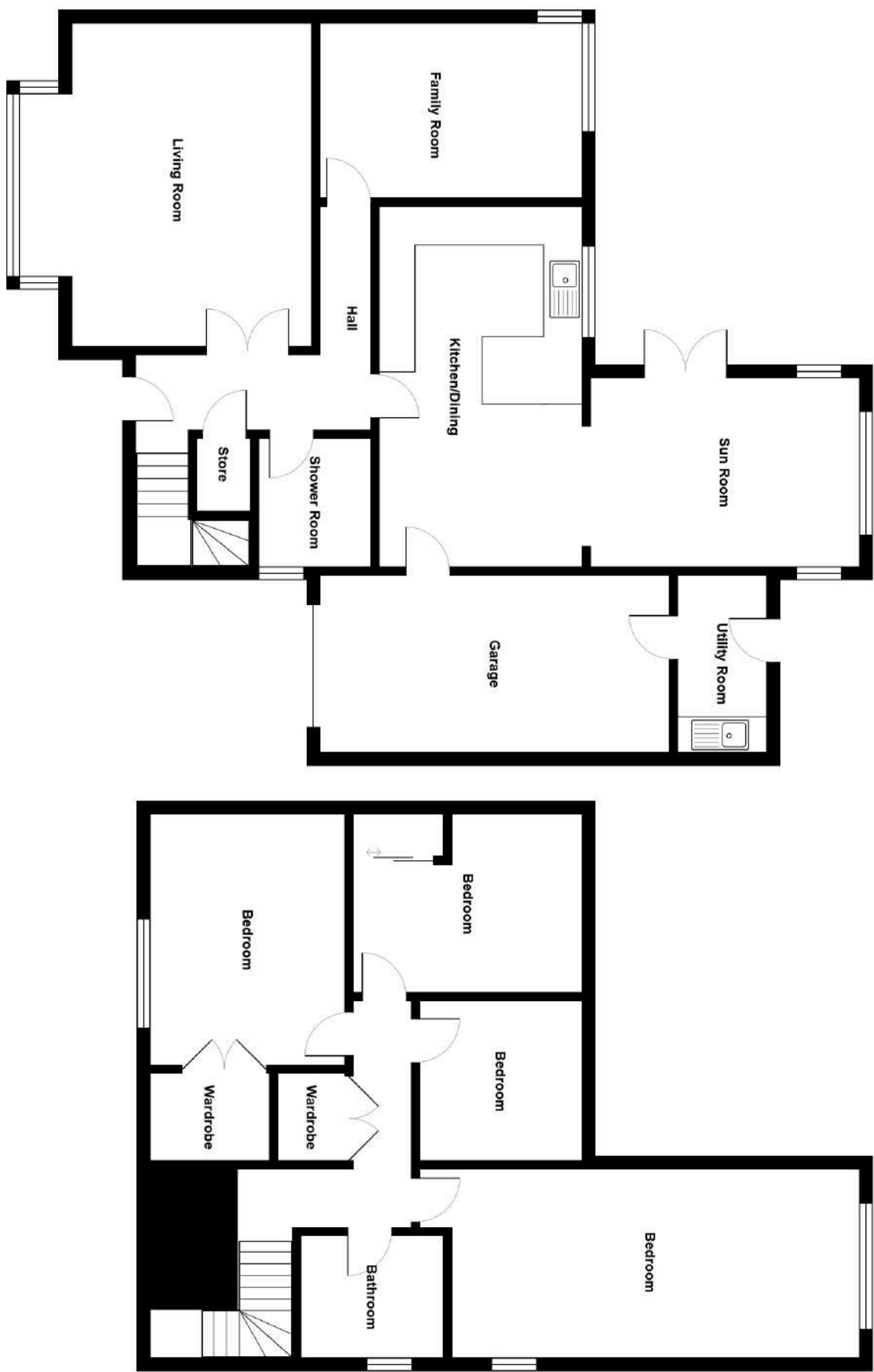
Outside

- Front Garden in Lawns
with Flowerbeds, Trees,
Plants and Shrubs
- Tarmac Driveway and
Forecourt
- Integral Garage
19' x 10'4"
- Utility Room
- Enclosed Rear Garden in
Lawns with Composite
Decked Terrace





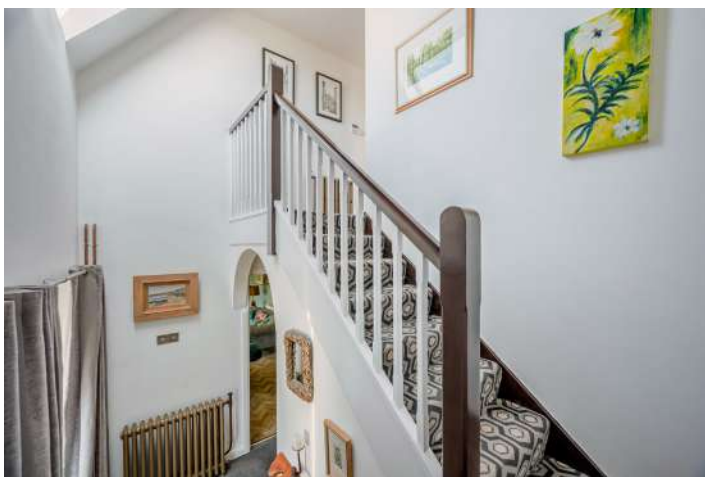
FLOOR PLANS





DIRECTIONS

Travelling along the A" past Bloomfields Shopping Centre, take the 3rd exit a the Grasha Road round-a-bout onto the Gransha Road, take the first left onto the Old Gransha Road, Regency Park is on the Left



Bangor is a beautiful seaside town located just over 13 miles from Belfast. Bangor offers a wide variety of property with something to suit all.

Bangor Marina is one of the largest in Ireland and attracts plenty of visitors when the sun shows its face. Tourism is a big factor in this part of the world.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	67	72
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

JOHNMINNIS.CO.UK

