

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**8 REGENCY MANOR,
NEWTOWNARDS, COUNTY**

OFFERS AROUND £275,000

This beautiful detached bungalow sits on a private site approached by a sweeping driveway and is bordered by mature trees and hedging. Located just off the Donaghadee Road and close to all the local amenities that Newtownards has to offer, we're sure this will be a popular one! The home has adaptable accommodation throughout and will suit an array of buyers including families, downsizers and those wanting single storey living. Internally, the house is bright and spacious and consists of four bedrooms, master with ensuite wc, living room, family room/dining room, kitchen, family bathroom and integral garage. In addition, there is a double garage with electric doors and a floored roofspace accessed via ladders. There is excellent parking to the front and side of the home, areas in lawn, summer house, shed and a good sized, paved entertaining area.



Key Features

- Large Detached Bungalow With Detached Double Garage
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Parking For Multiple Vehicles And Gardens To Front, Side And Rear
- Within Walking Distance To Amenities And Close To The Main Arterial Routes
- Private Mature Site Approached By A Sweeping Driveway
- Four Good Sized Bedrooms, Master With Ensuite WC
- Kitchen With Space For Dining, Integral Utility/Garage And Living Room With Open Fireplace
- Early Viewing Is Highly Recommended For This Beautiful Home



Accommodation

Comprises:

Entrance Hall

UPVC Front door, wood laminate flooring, corniced ceiling, storage cupboard and hotpress.

Living Room

17'0 x 11'1

Open fireplace with marble hearth and inset, carved wooden surround and mantle, corniced ceiling, glazed door, ceiling rose.

Kitchen

13'1 x 12'1

Great range of high and low level units, laminate work surfaces, one and a quarter stainless steel sink with mixer tap and built in drainer, feature glazed units, plumbed for washing machine, space for cooker, space for American style fridge/freezer, door to rear garden.

Dining Room / Family Room

15'1 x 13'0

Corniced ceiling, double doors to rear garden, access to integral garage.

Utility Room / Integral

Garage

16'1 x 11'0

Currently used as a playroom/games room, plumbed for washing machine, space for tumble dryer, range of low level units, electric roller door, oil fired boiler.

Master Bedroom

11'1 x 9'1

Double room with adjacent ensuite wc, corniced ceiling.

Ensuite WC

White suite comprising low flush wc, pedestal wash hand basin, vinyl flooring, corniced ceiling, extractor fan.

Bedroom 2

13'0 x 8'1

Double room with built in high gloss black wardrobes.

Bedroom 3

12'0 x 8'1

Double bedroom.

Bedroom 4

9'0 x 7'0

Corniced ceiling.

Family Bathroom

White suite comprising low flush wc, corner shower enclosure with overhead shower and glazed door, panelled bath, pedestal wash hand basin, tiled walls, tiled flooring, extractor fan.

Outside

Sweeping tarmac driveway with parking for multiple vehicles, areas in lawn to front and back, double garage, outside lights, outside taps, mature shrubs and trees, fully enclosed rear garden, paved entertaining area, shed, summer house, outside sockets, extremely private site.

Detached Double Garage

23" x 18"

Electric roller doors, wash hand basin, power and light, ladder to floored roofspace.



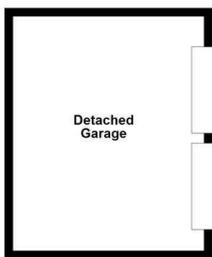








Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

8 Renency Manor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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