

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**12 PRINCE REGENT PARK,  
NEWTOWNARDS, BT23 7FT**

**OFFERS OVER £335,000**



12 Prince Regent Park is a stunning four-bedroom detached home built in 2018, located in the prestigious Regent Park development by Hilmark Homes. Set in the picturesque Strangford Lough landscape, just 10 miles from Belfast, this modern home offers a perfect balance of contemporary living and traditional charm.

The property boasts a spacious lounge with multi-fuel burning stove, a contemporary open-plan kitchen and dining area with high-quality units and integrated appliances, a utility room, and a convenient WC on the ground floor. Upstairs, the master bedroom includes a ensuite shower room, alongside three additional well-proportioned bedrooms. Bathrooms feature contemporary white sanitary ware, chrome fittings, and ceramic tiling.

Designed for comfort and efficiency, the home includes gas-fired central heating, energy-efficient lighting, and an integral alarm system. Externally, it benefits from a landscaped front and rear garden, a tarmac driveway, and high-spec security features, including a painted timber front door with a multi-locking system.

Located in the BT23 area, the home is minutes from scenic walking trails, historic landmarks like Scrabo Tower and Mount Stewart, excellent schools, and a variety of shops, restaurants, and sports clubs. 12 Prince Regent Park presents an exceptional opportunity for stylish, high-quality living in a sought-after location.



## Key Features

- A beautifully designed property circa 1395 Sq Ft within the prestigious Regent Park development by Hilmark Homes
- Four spacious bedrooms, including a master suite with a dressing area and ensuite shower room
- Landscaped front garden and rear garden, tarmac driveway, and external lighting
- Located in the scenic Strangford Lough landscape, just 10 miles from Belfast, with excellent transport links to Bangor and beyond
- Generous living spaces, including a stylish lounge with multi-fuel burning stove and open-plan kitchen/dining area
- Gas-fired central heating, recessed LED lighting, and energy-efficient fittings for maximum comfort and efficiency
- Built In 2018 With three years remaining on the structural warranty
- Minutes from top schools, shopping, historic landmarks, outdoor activities, and vibrant restaurants, bars, and sports clubs



### Accommodation

#### Comprises:

Painted timber front door with multi-point locking system.

#### Entrance Hall

Ceramic tiled floor.

#### Lounge

14'11" x 14'10"

Beautiful bay window and multi-fuel burning stove with slate hearth.

#### Kitchen / Dining Area

19'9" x 13'10"

Modern shaker style kitchen with range of high and low level units with quartz work surfaces and upstands, undermounted ceramic sink unit with mixer tap, drainer grooves, central island with seating, built in wine rack, under lighting to high level units, integrated appliances to include; gas hob, stainless steel extractor fan, dishwasher, fridge freezer and double oven, ceramic tiled floor, recessed spotlighting, dining area and double patio doors to rear garden.

#### Utility Room

Low level units with laminate work surfaces, stainless steel sink unit, space for washing machine and tumble dryer, tiled floor and side door to driveway.

#### Downstairs WC

White suite comprising wall mounted wash hand basin with mixer tap and tiled splashback, low flush wc, extractor fan and tiled floor.

### First Floor

#### Landing

Built in storage.

#### Master Bedroom

16'9" x 10'11"

Dressing area and bay window.

#### Ensuite

White suite comprising tiled shower enclosure with glazed shower door and overhead shower, wash hand basin with mixer taps, low flush wc, chrome towel radiator, recessed spotlighting and tiled floor.

#### Bedroom 2

12'0" x 9'9"

#### Bedroom 3

12'0" x 9'0"

#### Bedroom 4

10'5" x 10'2"

Built in storage.

#### Bathroom

White suite comprising freestanding bath with centre mixer taps and tiled surround, tiled shower enclosure with glazed shower door and overhead electric shower, vanity unit with mixer taps and tiled splashback, low flush wc, chrome towel radiator, recessed spotlighting and tiled floor.

#### Outside

Front garden in lawn with hedging.

Tarmac driveway with space for three vehicles.

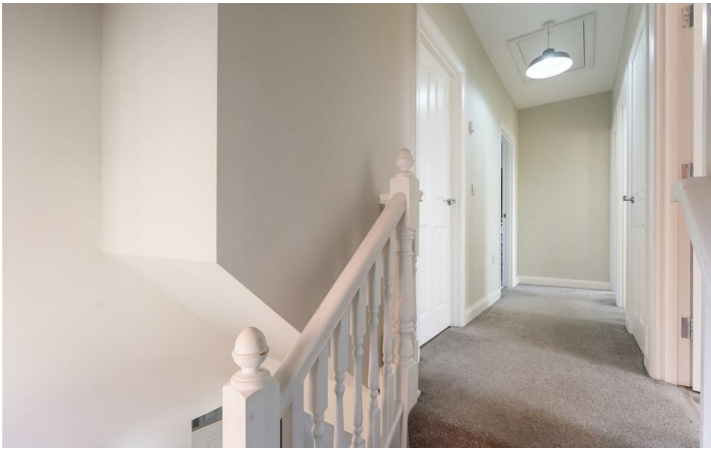
Fully enclosed rear garden in lawn with paved area, outside tap and external light and socket.









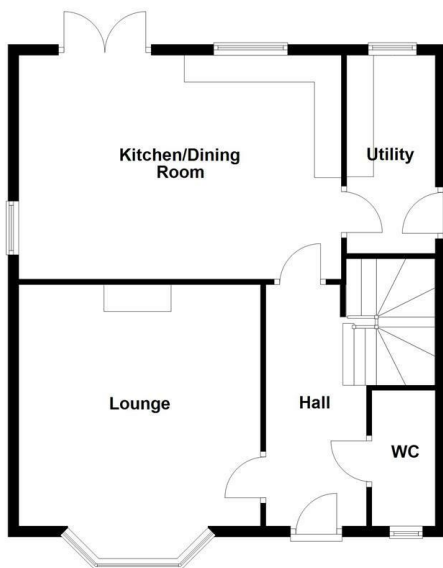




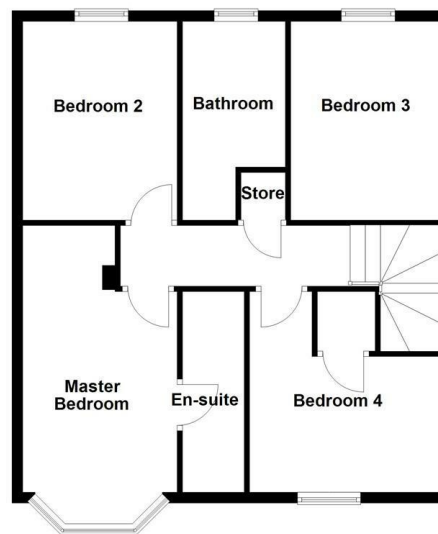




Ground Floor




First 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.

12 Prince Regent Park

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(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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