



## 96 Regency Park , Newtownards, BT23 8ZG

"More than just your average semi detached...!"

This beautifully presented and modern semi detached home benefits from a sun room extension to the rear creating a bright and modern open plan kitchen/dining/sun room finished with modern appliances, gloss units, gloss floor tiling and quartz breakfast bar and worktops. The self contained lounge boasts an attractive cast iron, multi fuel stove and quality wood effect laminate flooring. On the first floor you'll find a family bathroom and 3 bedrooms including a generous master bedroom with en-suite shower room. The property benefits from uPVC double glazing and fascia, oil fired central heating, and a modern black composite front door with twin matching side panels. Externally the property also enjoys a detached garage with large tarmac driveway and parking area plus gardens in lawn to both front and enclosed to rear. There's everything here that a discerning buyer could want, whether a first time buyer, home mover or downsizer, and internal viewing is highly recommended.

**Offers Around £215,000**

# 96 Regency Park

, Newtownards, BT23 8ZG



- Extended & modern semi detached home
- Lounge with multi fuel stove
- Family bathroom
- uPVC double glazing & fascia - Oil fired central heating
- Beautifully presented throughout
- Luxury fitted kitchen with quartz worktops & breakfast bar.
- Detached garage with generous tarmac driveway
- 3 bedrooms (Master ensuite)
- Open plan kitchen/living/sun room
- Gardens to front & rear in lawn

## Entrance

## Entrance hall

## Lounge

15'6x11'9 (4.72mx3.58m)

## Kitchen/diner

21'4x18'3 (6.50mx5.56m)

## Sun room

11'1x8'10 (3.38mx2.69m)

## Landing

## Bathroom

10'1x5'7 (3.07mx1.70m)

## Bedroom 1

13'7x11'9 (4.14mx3.58m)

## Ensuite shower room

9'2x5'5 (2.79mx1.65m)

## Bedroom 2

12'1x11'9 (3.68mx3.58m)

## Bedroom 3

9'3x6'6 (2.82mx1.98m)

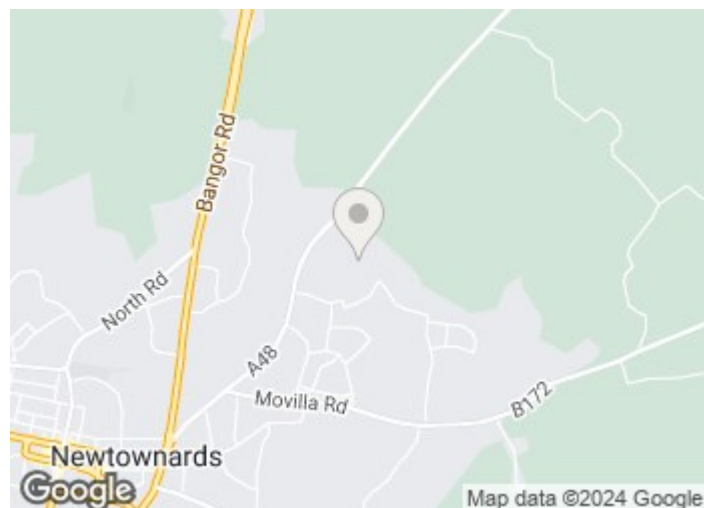
## Garage

22'10x11'8 (6.96mx3.56m)

## Outside

## Tenure

## Property misdescriptions



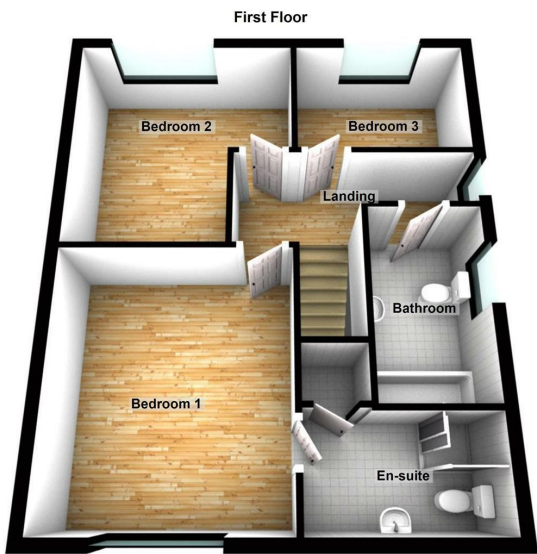
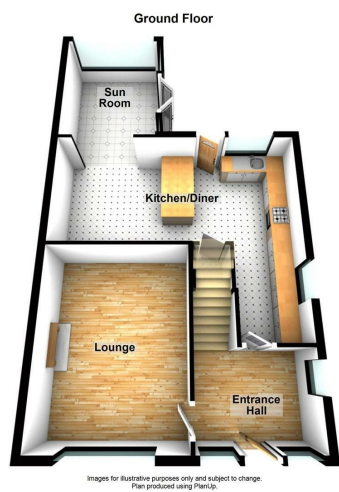
## Directions

Travelling out of Newtownards along Donaghadee Road turn right into Cronstown Road, opposite the filling station. Turn left into Regency Park and continue to the T junction where number 96 is in front of you.





Floor Plan



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