

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



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

OFFERS OVER £349,950

Located in the popular Prince Regent Park development, this modern red brick detached home offers well-designed family accommodation with a detached garage. Built in 2018 and extending to around 1,636 sq ft, the property is finished to a high standard and ready to move into.

The entrance hall with ceramic tiled floor leads to a cloakroom with a modern white suite. The bright lounge features a bay window and a wood-burning stove with granite hearth and wooden mantel, creating a welcoming living space.

The spacious kitchen and dining area includes a range of high and low-level units with wood-effect worktops, integrated appliances, a breakfast island, and ceramic tiled floor. An archway opens to the sunroom with patio doors leading to the rear garden, making it ideal for family life and entertaining. A separate utility room provides extra storage and laundry space.

Upstairs are four good-sized bedrooms, including a main bedroom with ensuite shower room. The family bathroom features a bath and separate shower cubicle, both finished with modern tiling and chrome fittings.

Outside, the front garden is laid in lawn with hedging and a tarmac driveway leading to the detached garage with power, light, and roller shutter door. The enclosed rear garden offers a large patio, lawn, and flowerbeds, perfect for outdoor relaxation.

The property benefits from gas-fired central heating and uPVC double glazing throughout. A well-presented, energy-efficient home in a convenient Newtownards location, close to schools, shops, and transport links. Early viewing is recommended.



Key Features

- A beautifully designed property circa 1636 Sq Ft within the prestigious Regent Park development by Hilmark Homes
- Modern Kitchen/dining area, through to sunroom with separate Utility
- Gas-fired central heating, recessed LED lighting, and energy-efficient fittings for maximum comfort and efficiency
- Located in the scenic Strangford Lough landscape, just 10 miles from Belfast, with excellent transport links to Bangor and beyond
- Built In 2018 With two years remaining on the structural warranty
- Generous living spaces, including a stylish lounge with wood-fuel burning stove
- Four spacious bedrooms, including a master suite with ensuite shower room
- Landscaped front garden and rear garden, tarmac driveway, and external lighting
- Minutes from top schools, shopping, historic landmarks, outdoor activities, and vibrant restaurants, bars, and sports clubs



Accommodation

Comprises:

Entrance Hall

Ceramic tiled floor.

Cloakroom

Modern white suite comprising pedestal wash hand basin with mixer taps and tiled splashback, low flush wc and ceramic tiled floor.

Lounge

17'5 x 13'1 (into bay)

Dual aspect with feature Bay window. Wood burning stove with granite hearth and wooden mantel beam.

Kitchen / Dining Area

22'6 x 17' at widest points

Excellent range of high and low level units with wood effect work surfaces, inset one and a quarter bowl stainless steel sink unit with mixer taps, integrated appliances to include; mid-level oven, five ring gas hob, stainless steel extractor hood, fridge freezer and dishwasher, breakfast island with seating, partly tiled walls, ceramic tiled floor, recessed spotlighting and open to dining area.

Archway to:

Sunroom

10'8 x 10'6

Ceramic tiled floor. Patio doors to garden.

Utility Room

9'7 x 5'3

Range of high and low level units with wood effect work surfaces, inset single drainer stainless steel sink unit with mixer taps, enclosed gas fired boiler, door to wash area which is plumbed for washing machine, ceramic tiled floor.

First Floor

Landing

Hotpress. Access to roofspace.

Bedroom 1

12'8 x 11'8

Ensuite Shower Room

White suite comprising tiled shower cubicle with overhead shower and sliding shower doors, semi-pedestal wash hand basin with mixer tap, low flush wc, feature chrome wall mounted radiator, ceramic tiled floor, recessed spotlighting and extractor fan.

Bedroom 2

15' x 9'9

Bedroom 3

12'3 x 9'5

Bedroom 4

10'3 x 8'3

Bathroom

Modern white suite comprising panelled bath with mixer tap and tiled splashback, tiled shower cubicle with overhead shower and glass shower door, semi-pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, chrome wall mounted radiator, ceramic tiled floor, recessed spotlighting and extractor fan.

Outside

Front garden in lawn with hedging. Tarmac driveway leading to detached garage. Enclosed rear garden with large patio leading to good sized area in lawn with flowerbeds and timber fence, outside tap and sockets.

Detached Garage

18'5 x 9'9

Light and power, roller shutter door.











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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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