

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

- 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

- $\cdot$  A beautifully designed property circa 1636  $\cdot$  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

# 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

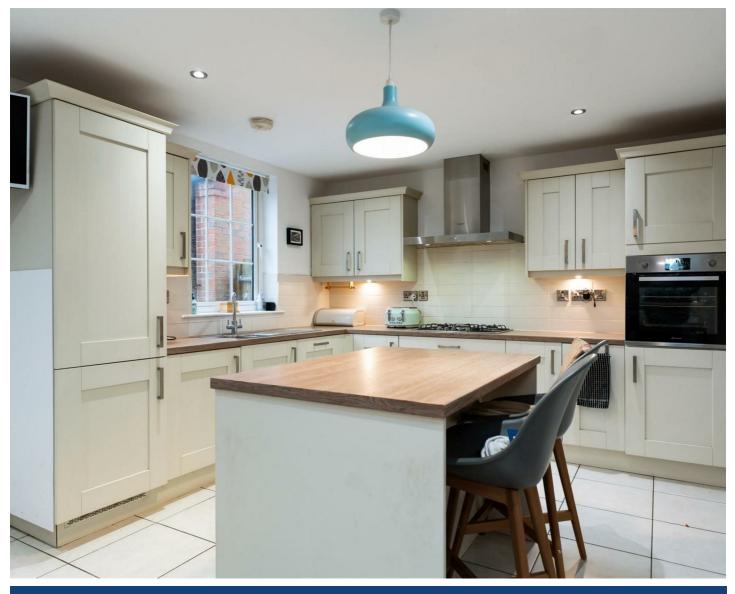
Light and power, roller shutter door.





















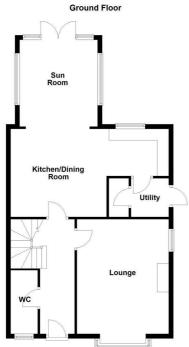




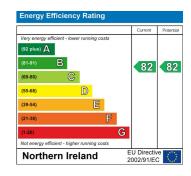












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