

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 REGENCY DRIVE,
NEWTOWNARDS, BT23 8ZA**

OFFERS AROUND £249,950

*Please note - Some images in this listing have been digitally staged with virtual furniture to show how the space can look. The property is currently unfurnished.

Tucked away in a peaceful cul-de-sac, this beautifully presented detached bungalow offers spacious, well-balanced accommodation on a private and mature site, perfect for those seeking comfort, convenience, and privacy.

The home features a well-proportioned living room with an attractive open fire. A modern kitchen fitted with a good range of units and integrated appliances, providing both style and practicality with ample workspace and storage.

There are three generous bedrooms, each offering flexibility for family living, guest accommodation, or home office use. The contemporary bathroom suite is finished to a high standard with quality fittings and a clean, neutral design.

Outside, the property offers ample parking for multiple vehicles along with a detached double garage, perfect for storage. The private south-facing rear garden enjoys excellent sunlight throughout the day and features a paved entertaining area, ideal for outdoor dining and relaxation.

Additional benefits include an oil-fired central heating system and uPVC double glazing. This attractive detached bungalow combines privacy, practicality, and charm in a sought-after cul-de-sac setting. With well-proportioned accommodation, excellent outdoor space, and modern conveniences throughout, it represents an ideal opportunity for a wide range of purchasers.



Key Features

- Detached Bungalow On A Private Site In A Cul De Sac Location
- Kitchen With A Good Range Of Units And Integrated Appliances
- Parking For Multiple Vehicles And Detached Double Garage
- Oil Fired Central Heating System And uPVC Double Glazing
- Well Proportioned Living Room With Open Fire
- Three Good Sized Bedrooms And Modern Bathroom Suite
- Private South Facing Rear Garden With Paved Entertaining Area
- Viewing Is Highly Recommended For This Lovely Home



Accommodation

Comprises:

Entrance Hall

Wood laminate flooring, linen cupboard with storage.

Living Room

15'3" x 13'8"

Open fireplace with tiled hearth, tiled inset and carved wooden surround and mantle, wood laminate flooring.

Kitchen

17'3" x 9'3"

Modern range of high and low level units, laminate work surfaces, integrated oven, four ring hob, extractor fan and hood, integrated dishwasher, integrated fridge/freezer, integrated washing machine, one and a quarter stainless steel sink unit with mixer tap, part tiled walls, tiled flooring, space for dining, door to rear garden.

Bedroom 1

15'3" x 7'6"

Double room.

Bedroom 2

12'9" x 7'8"

Double room.

Bedroom 3

10'7" x 9'3"

Double room.

Bathroom

White suite comprising panelled bath with mixer tap, overhead "Mira" shower, pedestal wash hand basin, low flush wc, part tiled walls, tiled flooring, recessed spotlighting, extractor fan.

Outside

Front: tarmac driveway with space for multiple vehicles, area in lawn, walkway, access to detached garage, car charging port.

Rear: area in lawn, mature shrubs and trees, paved entertaining area, private, south facing, outside light, outside tap, oil fired boiler, oil storage tank.

Double Garage

18'0" x 16'6"

Up and over doors.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	67
(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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