

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**15 PRINCE REGENT
AVENUE, NEWTOWNARDS,**

OFFERS AROUND £375,000

Constructed in 2025 and presented to an exceptional standard throughout, this beautifully appointed detached home offers the rare opportunity to purchase a “nearly new” property within the highly sought-after Regent Park development, without the wait of new build completion. The property also benefits from the remainder of a 10-year NHBC warranty from the date of construction, offering additional peace of mind for purchasers.

Built by the renowned Hilmark Homes, Regent Park is perfectly positioned on the edge of Newtownards, overlooking the rolling Strangford Lough landscape, and offers a superb balance of modern living with a peaceful yet highly convenient location.

Internally, the property provides bright, well-proportioned accommodation finished to a high specification. The welcoming entrance hall with wood-effect tiled flooring and built-in storage leads to a spacious lounge featuring a wood burning stove. To the rear, the impressive open plan kitchen and dining area is fitted with a modern range of units, quartz worktops and integrated appliances, with double patio doors opening onto the enclosed rear garden.

Upstairs, there are four well-appointed bedrooms, including a principal bedroom with built-in wardrobes and contemporary ensuite shower room, along with a modern family bathroom.

Externally, the property benefits from a tarmac driveway with ample parking, while the fully enclosed rear garden offers a patio area, outside lighting, sockets and a garden room.

Located just minutes from Newtownards town centre, with excellent schools, amenities and commuter routes to Belfast and Bangor, this superb home offers stylish, turnkey living in a prestigious and convenient setting.



Key Features

- Nearly new detached home constructed in 2025 within the prestigious Regent Park development
- Built by renowned developer Hilmark Homes with high quality finishes throughout
- Modern open plan kitchen / dining area with quartz worktops and integrated appliances
- Fully enclosed rear garden with patio area, outside lighting, sockets and garden room
- Remainder of 10-year NHBC warranty providing added peace of mind
- Spacious lounge with feature wood burning stove
- Four well-proportioned bedrooms including principal with ensuite shower room
- Tarmac driveway with ample parking and convenient location close to Newtownards, Belfast and Bangor



Accommodation

Comprises:

Entrance Hall

Wood-effect tiled floor, built in storage understairs and recessed spot lighting.

Lounge

16'6" x 15'3"

at widest points.

Wood burning stove with tiled hearth and wood effect mantle.

Kitchen / Dining Area

17'7" x 15'8"

at widest points.

Modern range of high and low level units with quartz work surfaces, undermounted sink unit with mixer taps, integrated appliances to include; electric under oven, hob, stainless steel extractor hood, fridge freezer and dishwasher. Partly tiled walls, wood-effect tiled floor and double patio doors to rear garden.

Utility Room

Modern range of low level units with laminate work surface, single drainer stainless steel sink unit with mixer taps, stacked unit plumbed for washing machine and space for tumble dryer, gas fired boiler, wood-effect tiled floor, recessed spot lighting and extractor fan.

Downstairs WC

Modern white suite comprising low flush wc, pedestal wash hand basin with mixer tap, tiled splashback and wood-effect tiled floor.

First Floor

Sky light.

Bedroom 1

16'6" x 12'7"

at widest points.

Range of built in wardrobes with LED feature lighting.

Ensuite Shower Room

Modern white suite comprising tiled shower enclosure with thermostatically controlled drench dual shower head and glazed shower door, low flush wc, wash hand basin with mixer tap and tiled splashback, wall mounted radiator, tiled floor, recessed spot lighting and Velux type window.

Bedroom 2

12'7" x 11'10"

Bedroom 3

11'10" x 9'10"

Bedroom 4

9'10" x 9'3"

Built in storage.

Bathroom

Modern white suite comprising panelled bath with mixer taps and tiled splashback, tiled shower enclosure with overhead shower, low flush wc, wall mounted wash hand basin with mixer tap and tiled splashback, recessed spot lighting, wall mounted radiator, extractor fan, tiled flooring and velux type window.

Outside

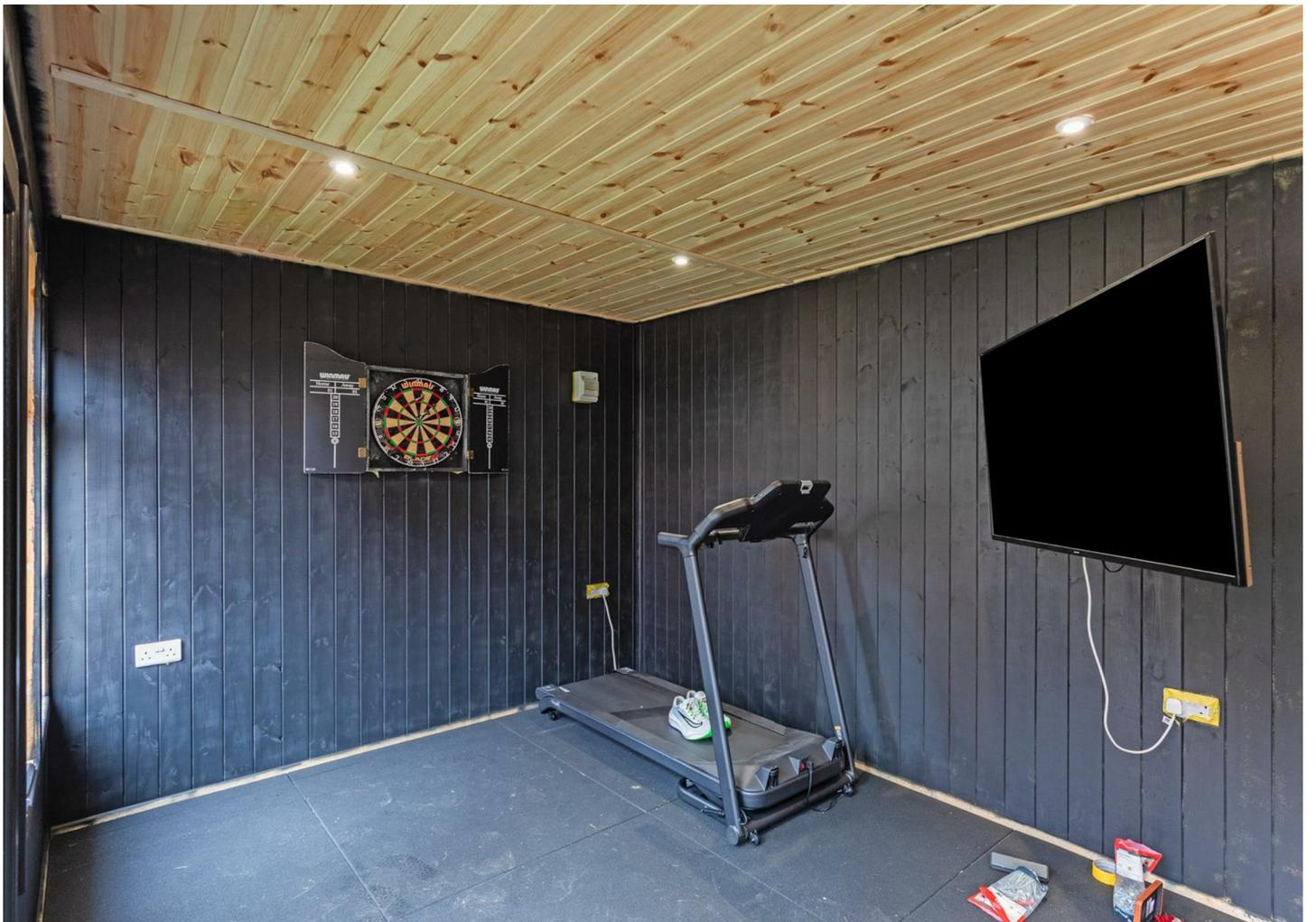
Front - Tarmac driveway with space for multiple vehicles. Area in lawn and hedging planted to front.

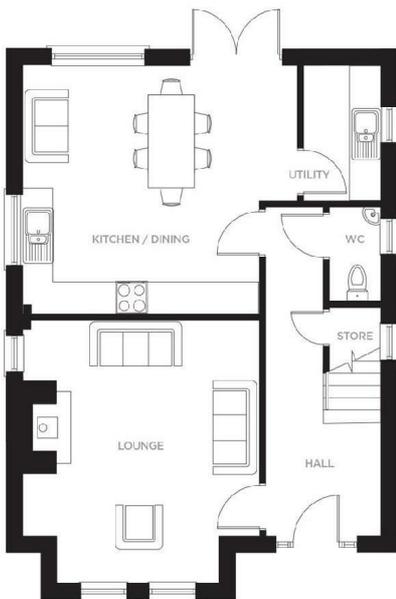
Rear - Fully enclosed rear garden in lawn with patio area, outside sockets and lighting. Garden room.



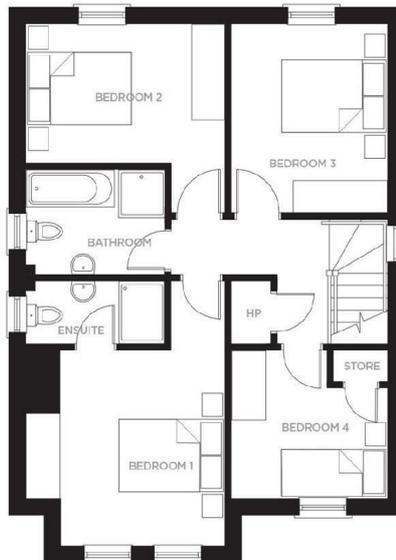








Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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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