



Conveniently located just off the Bangor Ring road, 38 Regency Square is an attractive townhouse occupying a prime elevated position at the top of the development. Ideal for modern living, the layout offers a degree of versatility and could be adapted to suit the occupier's requirements – may that be for additional reception rooms, home office space or bedrooms. Finished to a high standard, the property is complimented by a tastefully decorated interior and is beautifully presented throughout. Externally, this is complemented by a driveway leading to an integral garage.

An established, convenient, and popular residential location, Regency Square is within close proximity to a wide range of amenities including shops, schools and is accessible to Belfast and other towns for those wishing to commute. All in all, this is a well-presented and perfectly balanced modern family home, and we are confident there will be high demand.

Offers Around
£225,000

38 Regency Square,
BANGOR,
BT19 7FX

Viewing by
appointment
through agent
028 9042 4747

- Attractive townhouse occupying an elevated position
- Conveniently located within a small development just off the Gransha Road
- Versatile layout that could be adapted to suit the occupier's requirements
- Beautifully presented & tastefully decorated throughout
- Finished to a high standard & well-maintained
- Layout arranged over 3 floors
- Living Room
- Open plan kitchen - dining
- 3 Bedrooms on Second floor
- Principal bedroom with ensuite
- Garden Room/Study (could be utilised as a 4th bedroom)
- Tarmac driveway leading to an Integral Garage (currently set up as home gym)
- Gas fired central heating
- uPVC frame double glazed windows
- Established, convenient, and popular residential location
- Nearby a wide range of amenities including shops, schools and is accessible to Belfast and other towns for those wishing to commute
- Enclosed, landscaped rear garden affording private aspect



The Property Comprises:

Ground Floor

Hardwood front door with side lights.

HALLWAY: Laminate wood floor.

First Floor

LIVING ROOM: 16' 5" x 11' 6" (5m x 3.5m) Attractive carved oak fireplace with cast iron inset and slate hearth (gas fire).



KITCHEN OPEN PLAN TO DINING: 18' 1" x 13' 1" (5.5m x 4m) Shaker style kitchen with excellent range of high and low level units, stainless steel one and a half bowl sink with drainer and mixer tap. Wood block effect laminate work tops. Space for cooker, stainless steel extractor fan, built-in dishwasher, space for American style fridge/freezer, laminate tiled flooring. Breakfast bar peninsula. Boiler cupboard with Ideal gas fired boiler.



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Lower Level

HALLWAY:

CLOAKS WC: Low flush wc, pedestal wash hand basin with tiled splashback. Extractor fan.

STUDY/GARDEN ROOM: 12' 2" x 9' 10" (3.7m x 3m) Could be utilised as Bedroom (4): Oak effect laminate wooden floor, uPVC double glazed sliding doors to rear garden.



GARAGE: 19' 8" x 10' 10" (6m x 3.3m) Light and power, up and over door. (Currently set up as home gym).

UTILITY ROOM: 9' 10" x 5' 7" (3m x 1.7m) Range of high and low level units, stainless steel sink with drainer and mixer tap, wood block effect work top. Plumbed for washing machine, space for dryer, part tiled walls, laminate tiled flooring. Hardwood door to outside.



Second Floor Return

BATHROOM: Four piece white bathroom suite comprising panelled shower cubicle with mains shower unit, panelled bath with mixer tap and telephone hand shower, vanity unit with mixer tap and storage under, low flush wc, vinyl flooring, extractor fan, window.



Second Floor

LANDING:



BEDROOM (1): 16' 9" x 11' 6" (5.1m x 3.5m) (at widest points). Loft access.

ENSUITE SHOWER ROOM: Walk-in shower cubicle with mains shower unit and telephone hand shower, PVC panelling, low flush wc, vanity unit with mixer tap and storage under, heated towel rail, extractor fan.



BEDROOM (2): 9' 10" x 9' 10" (3m x 3m)

BEDROOM (3): 9' 10" x 8' 2" (3m x 2.5m)

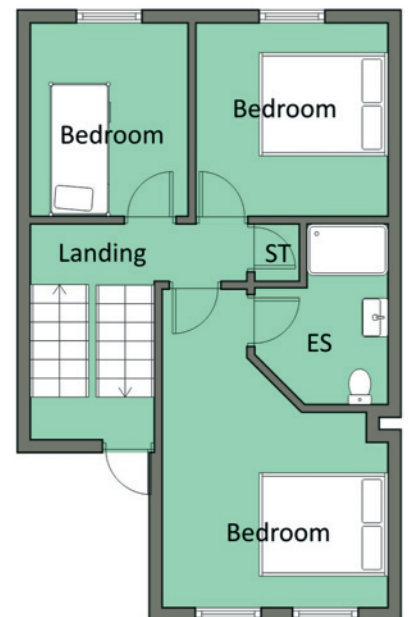
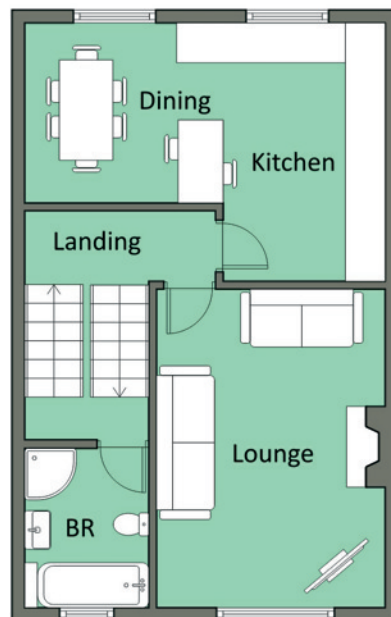
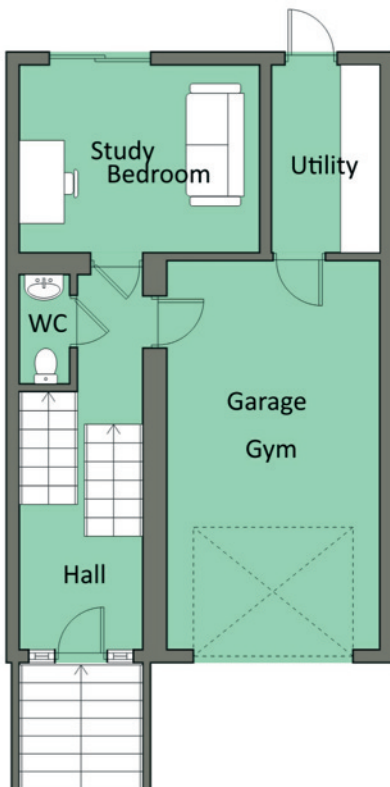
Floored roofspace accessed via Slingsby ladder.



Outside

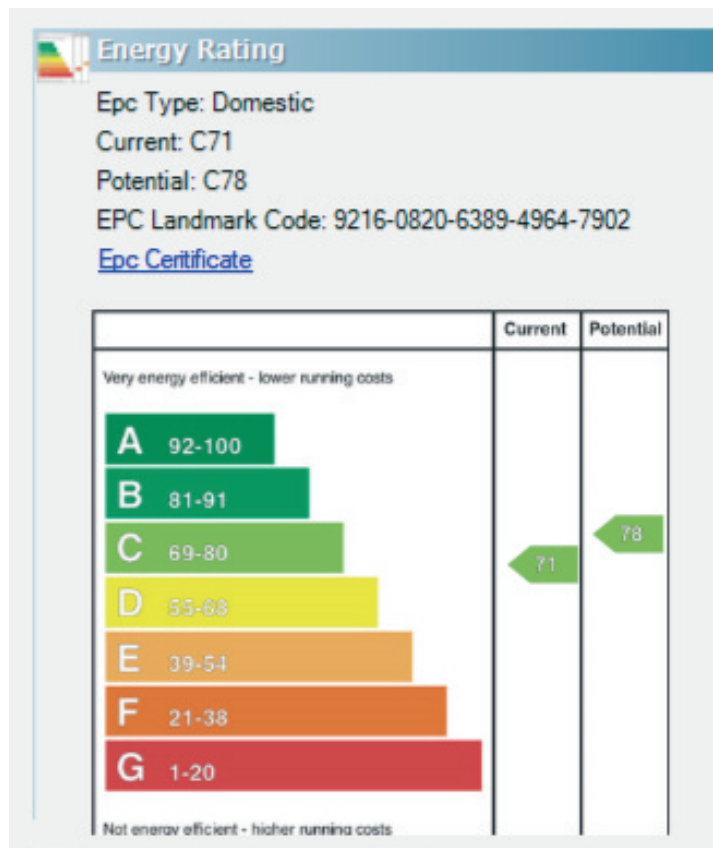
Tarmac driveway leading to integral garage.

Enclosed notably private landscaped rear garden. Lawn leading to timber decked area with timber shed, bordered by fencing. Outside tap and light.



Location:

Travelling out of Bangor along Castle Street leading onto Gransha Road; At Bloomfield roundabout, continue straight onto Gransha Road. Proceed to take the first left onto Old Gransha Road, then left again followed by a right turn into Regency Square. Number 38 occupies an elevated position at the top of the development.



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 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
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