



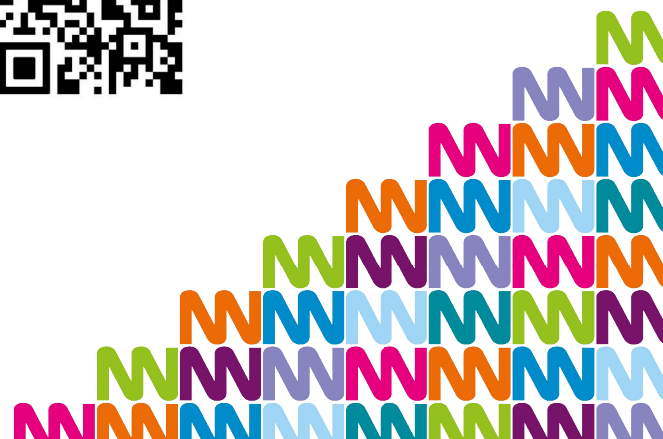
2 Ardfern Way
Downpatrick
BT30 6TZ

**Offers In The Region Of
£229,950**

- Semi Detached Family Home
- Three Sizeable Bedrooms
- Generous Living Room with Stove
- Open Plan Kitchen & Dining Area
- Enclosed Rear Garden & Entertaining Area
- Ample Off Road Parking
- Purpose Built Store
- Corner Site in Quiet Cul de Sac
- Tastefully Decorated Throughout
- Prompt Viewing Encouraged



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





This beautifully presented and very well cared for detached family home, situated on a sizeable site in a quiet cul de sac off the the ever popular Saul Road, offers generous accommodation across two well appointed floors, providing ample space for modern living. Perfectly designed to meet the needs of a growing family, this move in ready home boasts comfort and functionality.

Conveniently located within walking distance of a local convenience store, and with the open countryside just a short stroll away, this home combines easy access to everyday amenities with the tranquility of rural surroundings. Local primary and post primary schools, as well as St. Patrick's Golf Club are only minutes away.

This property must be viewed to be appreciated.

ACCOMMODATION

The ground floor comprises generous lounge with stove, open kitchen and dining room, while the first floor boasts three good sized bedrooms and the family bathroom.

OUTSIDE

Easily maintained front lawn, ample off parking leading to purpose built store, gated parking, paved entertaining area and generous and private garden to the rear.

MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email donnan@ritchiemclean.co.uk Donnan is based in our Downpatrick branch.

ENQUIRIES TO

Edel Curran:
edel@quinnestateagents.com or 07703 612 257



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com
 07703 612 257

Ballynahinch Branch

24 High Street
 Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

49 - 51 Market Street
 Downpatrick BT30 6LP
028 4461 2100

Banbridge Branch

18 Bridge Street
 Banbridge BT32 3JS
028 4062 2226

Carryduff Branch

14B Ballynahinch Road
 Carryduff BT8 8DN
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General Enquiries

downpatrick@quinnestateagents.com



2 Ardfern Way, Downpatrick

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

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