



**32 Ardmeen Green**  
Downpatrick  
BT30 6JJ

**Offers In The Region Of  
£129,950**

- Mid Terrace Home
- Three Bedrooms
- Lounge With Open Fire
- Kitchen
- Ground Floor Bathroom
- Enclosed Rear Garden & Entertaining Area
- Oil Fired Central Heating
- Chain Free Sale
- Prompt Viewing Encouraged



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		







Located in the 'first' Green, just off the Ballyhorgan Road, this chain free, mid terraced home is situated in a highly sought after cul de sac, close to local schools, shops and within walking distance to both Downpatrick town centre and the open countryside.

This home is flooded with natural light and the modern decor will surely appeal to those seeking a property with nothing to do but move in and enjoy.

**Early viewing is recommended as this fine home will not stay on the market long!**

#### ACCOMMODATION

The ground floor comprises generous lounge with open fire, kitchen and family bathroom. The first floor boasts principle bedroom with built in storage and a further two bedrooms.

#### OUTSIDE

Easily maintained front lawn, on street parking, and enclosed rear garden and paved entertaining area.

#### MORTGAGE ADVICE

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

#### ENQUIRIES TO

Edel Curran:  
[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com) or 07703 612 257



For any enquiry relating to this property, please contact

**Edel Curran**

[edel@quinnestateagents.com](mailto: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

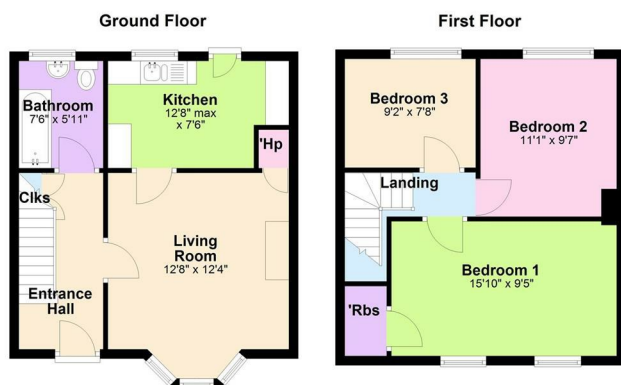
18 Bridge Street  
Banbridge BT32 3JS  
**028 4062 2226**

#### Carryduff Branch

14B Ballynahinch Road  
Carryduff BT8 8DN  
**028 9081 2422**

#### General Enquiries

[downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)



**32 Ardmeen Green, 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.

**QUINN**  
Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)