



1 Ardfern Meadow

Downpatrick
BT30 6XX

Offers In The Region Of
£189,950

- Semi Detached Home
- Three Bedrooms
- Generous Lounge with Open Fire
- Open Plan Kitchen & Dining Area
- Ground Floor WC
- Enclosed Paved Entertaining Area
- Ample Off Road Parking
- Oil Fired Central Heating
- Highly Sought After Location
- Viewing Strictly By Appointment



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 well presented, c1400sq ft three bedroom semi detached home is located in the sought after Ardfern development just off the towns popular Saul Road, in close proximity to the various amenities Downpatrick has to offer, including primary and post primary schools, St Patrick's Golf Course, and also within a short walk of the open countryside.

Offering spacious and modern living, the property enjoys stunning rear views over open countryside, creating a peaceful and scenic setting. Ideal for families or first-time buyers, the home combines comfort with a desirable semi rural lifestyle.

ACCOMMODATION

The ground floor comprises a generous lounge with open fire, sizeable open plan kitchen and dining area, cloakroom storage and WC, while the first floor boasts three bedrooms and family bathroom.

OUTSIDE

Externally the property is further enhanced with ample off road parking, easily maintained front lawn and a superb rear 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 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

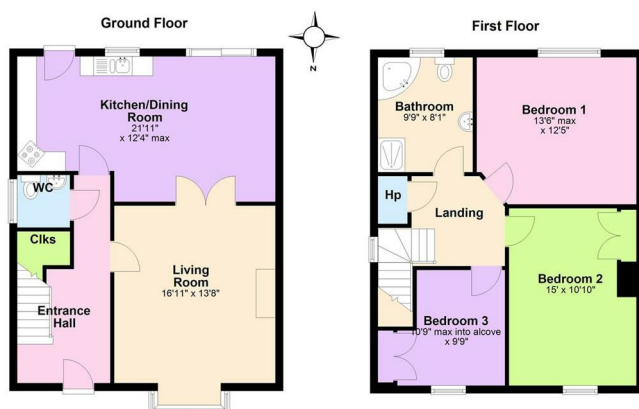
18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

Carryduff Branch

14B Ballynahinch Road
Carryduff BT8 8DN
028 9081 2422

General Enquiries

downpatrick@quinnestateagents.com



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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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