



3 Ardfern Crescent
Downpatrick
BT30 6XY

**Offers In The Region Of
£235,000**

- Semi Detached Family Home
- Four Bedrooms, One Ground Floor
- Generous Lounge with Open Fire
- Kitchen & Dining Room
- Utility Room & WC
- Enclosed Rear Garden with Rural Outlook
- Off Road Parking & Garage
- Oil Fired Central Heating
- Quiet Cul De Sac
- 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	62	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





This very well cared for semi detached family home, with rural outlooks, is situated in a quiet cul de sac off the the ever popular Saul Road and 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.

ACCOMODATION

The ground floor comprises generous lounge with open fire, leading to dining room, kitchen, bedroom and utility & WC, while the first floor boasts three good sized bedrooms, two with built in robes and the family bathroom.

OUTSIDE

Easily maintained front lawn, paved parking, garage, 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

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 07703 612 257

Ballynahinch Branch

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Downpatrick Branch

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 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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