



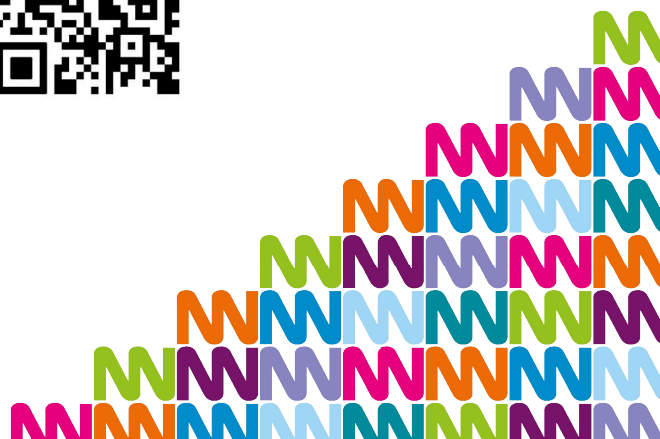
69 Ardmeen Green
 Downpatrick
 BT30 6JL

**Offers In The Region Of
 £155,000**

- End Terrace Home
- Three Bedrooms
- Generous Lounge
- Kitchen
- Conservatory
- Oil Fired Central Heating
- Enclosed Rear Garden & Entertaining Area
- Off Road Parking
- Chain Free Sale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





This chain free, end terrace home is situated in the ever popular Ardmeen Green area of Downpatrick, close to local schools will suit a variety of purchasers.

Externally the property benefits from a good sized enclosed rear garden and entertaining area and ample front off street parking to the front.

This home is flooded with natural light and will surely appeal to a variety of purchasers.

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

ENQUIRIES TO

Edel Curran:

edel@quinnestateagents.com or 07703 612 257

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.

ACCOMMODATION

The ground floor comprises generous lounge with electric fire, kitchen, conservatory and bathroom. The first floor boasts principle bedroom with built in robes and a further two bedrooms.



69 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.



For any enquiry relating to this property, please contact

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