



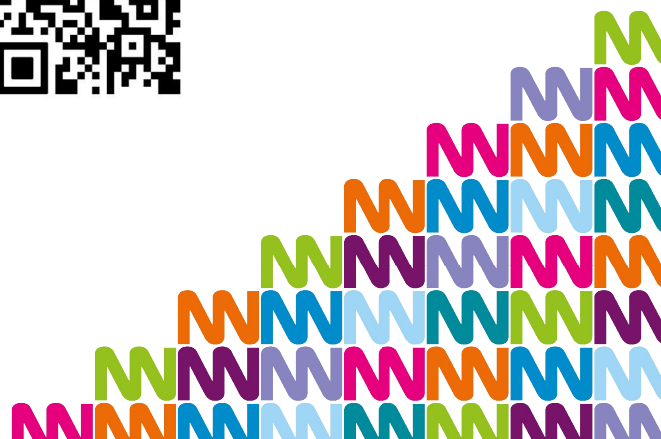
2 Ardenlee Gardens
Downpatrick
BT30 6PJ

Offers In The Region Of £259,950

- Detached Family Home
- Three Double Bedrooms
- Generous Lounge
- Kitchen & Separate Dining Room
- Sun Room
- Utility & WC
- Integral Garage
- Mature Garden & Off Road Parking
- Highly Sought After Location
- 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





This very well cared for detached bungalow is located in a quiet cul de sac in the ever popular Ardenlee development located just off the Saul Road.

Conveniently positioned, the property is within walking distance of local amenities including the Spar convenience store and is only minutes from St Patrick's Golf Club. Lovers of the outdoors will also appreciate the close proximity to the stunning County Down countryside.

Comprising three double bedrooms, two with built in robes, bathroom, generous living room, kitchen, dining room, sun room, utility & WC with pedestrian access to the integral garage, this fine bungalow will appeal to a variety of purchasers.

Externally the property boasts a paved driveway, mature and private wrap around gardens with easily maintained bedding areas.

MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email donnan@ritchieclean.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



2 Ardenlee Gardens, 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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