



**12 Ardpatrick Avenue**  
Downpatrick  
BT30 6JF

**Offers In The Region Of  
£119,950**

- Mid Terrace Home
- Lounge with Open Fire
- Kitchen & Dining Area
- Ground Floor Bathroom
- Three Bedrooms
- Enclosed Gardens, Front & Rear
- Detached Garage
- Oil Fired Central Heating
- Chain Free Sale
- Conveniently Located to Town Centre



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		







Centrally located in a quiet cul de sac at the top of Racecourse Hill, boasting elevated views over Downpatrick and beyond, close to local schools, shops and eating establishments, this well cared for home is a welcomed addition to the thriving 2025 property market.

Boasting expansive, easily maintained outdoor areas to the front and rear, including gated access to detached garage, 12 Ardpatrick Avenue is sure to attract interest from a variety of purchasers.

### ACCOMMODATION

The ground floor accommodation comprises generous lounge with open fire, kitchen with dining area and bathroom. The first floor boasts three good sized bedrooms, one with built in robes.

### OUTSIDE

With on street parking, easily maintained tiered rear entertaining area and garden leading to detached garage, with gated access.

### 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)



12 Ardpatrick Avenue, 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)