



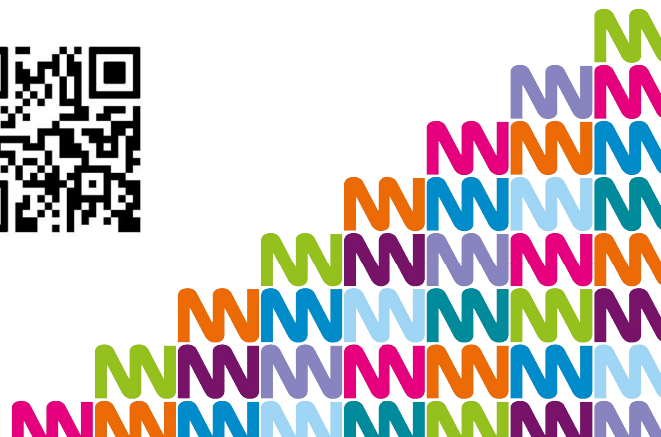
## 6 Ardfern Road

Downpatrick  
BT30 6TW

Offers In The Region Of  
**£235,000**

- Detached Family Home
- Sizeable, Enclosed Rear Garden
- Flexible Accommodation
- Generous Living Room
- Recently Updated Open Plan Kitchen & Dining Room
- Three First Floor Bedrooms
- Optional Fourth Ground Floor Bedroom
- Tarmac Driveway
- 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	53	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			







This, chain free, detached family home which offers flexible accommodation is situated at the top of the ever popular Ardfern development on Saul Road, boasting oil fire central heating and is sure to appeal to many.

The property has been well maintained and comprises to the ground floor, a generous living room, open plan kitchen/dining room which has been recently resprayed, utility room, bathroom and optional fourth bedroom or family room, while the first floor boasts a handy WC and three bedrooms.

Externally the property offers ample off road parking, and sizeable, enclosed rear garden.

Located 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, early viewing is highly recommended. Contact Edel on 07703 612 257 to organise your viewing.

#### MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email Donnan on donnan@ritchiemclean.co.uk Donnan is based in our Downpatrick branch.



6 Ardfern Road, 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

For any enquiry relating to this property, please contact

**Edel Curran**

edel@quinnestateagents.com  
07703612257

#### 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

#### General Enquiries

sales@quinnestateagents.com

**QUINN**  
Estate Agents

quinnestateagents.com