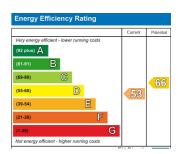


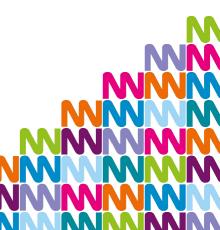
6 Ardfern RoadDownpatrick BT30 6TW

Offers In The Region Of £229,500

- 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









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, Downpatric

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 punchaser 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 punchaser regardless of weather the sale completes or not. In addition, now of the applicances net tested in any way whatsoever and it is our recommendation that a punchaser 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 besed on the measurements provided and double check measurements at all times. Valuation/Windrages Service As part of our service we would remind Vendors and potential punchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out if ner market appraisal of your property.



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

15 Market Street Downpatrick BT3 06LR 028 4461 2100

Banbridge Branch

18 Bridge Street Banbridge BT32 3JS 028 4062 2226

General Enquiries

