





1 Ardfern Close, Downpatrick, BT30 6TY Offers Around £179,950

## 1 Ardfern Close, Downpatrick, BT30 6TY

This well maintained semi detached home occupies a corner site in the popular Ardfern development. The property comprises lounge, kitchen with dining area and cloakroom downstairs with three bedrooms and bathroom on the first floor. The gardens to the front, side and rear are laid out in lawns with mature shrubs and trees with off street parking to rear with parking for two vehicles.







#### **Entrance Hall**

Solid wooden flooring. Built in storage under stairs.

### Lounge 18'01 x 13'01

Feature fireplace with decorative inset and wooden surround. Solid wooden floor. Doors to

# Kitchen/dining area 20'02 x 13'03

High and low level units with recess for washing machine, tumble dryer, fridge freezer and dishwasher. Integrated eye level oven. Ceramic four ring electric hob with glass splashback. Stainless steel extractor fan. 1 1/2 stainless steel sink unit. Tiled at splashback. Tiled flooring. Sliding patio doors at dining area.

### Cloakroom

White saniflow w.c, and vanity wash hand basin. Tiled at splashback. Storage cupboard.

### First floor

Landing area with access via slingsby ladder to floored roofspace. Hotpress with cylinder and shelving.

# Master Bedroom **15'07 x 13'03**

Double aspect. Built in wardrobes.

# Bedroom Two 10'10 x 9'10

Rear facing. Laminated wooden flooring.

## Bedroom Three

9'10 x 7'08

Velux window. Laminated wooden flooring. Eaves storage.

#### **Bathroom**

White panelled bath, shower cubicle with Redring electric shower, low flush w.c. Tiled at splashback. Tiled floor. Velux window.

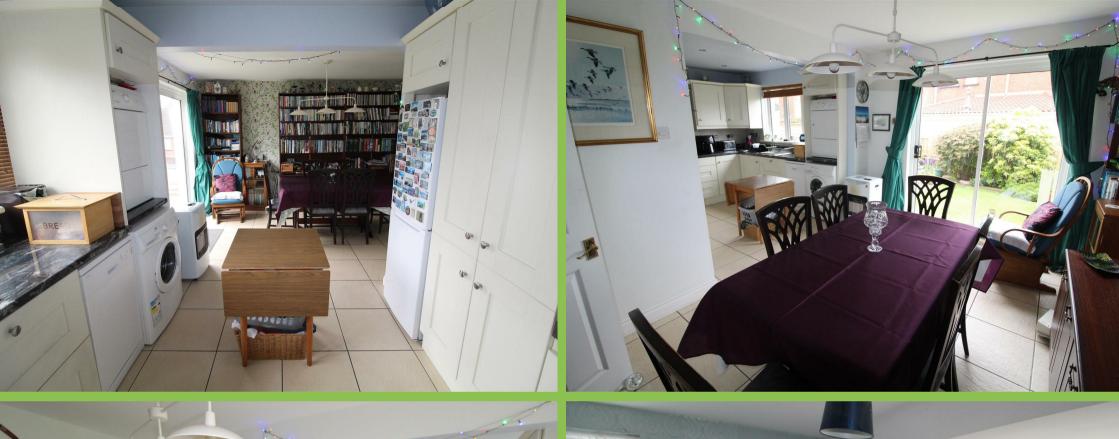
#### **Outside**

Situated on a corner site with tarmac driveway to the rear with parking for two cars. Mature gardens surround the property laid out in lawn with shrubs and trees. Outside power point. Outside tap.

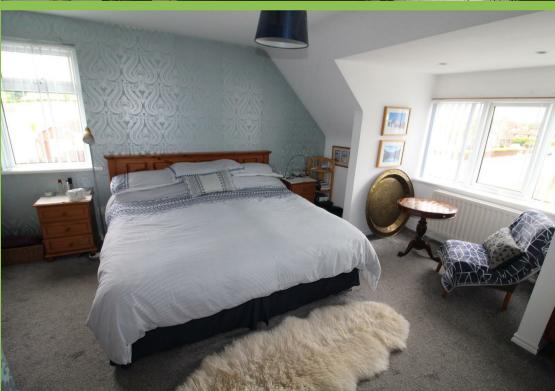






















Please note we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



**ANDERSONSTOWN** 028 9060 5200 **BALLYNAHINCH** 028 9756 1155 BALLYHACKAMORE BANGOR

028 9047 1515

BALLYMENA 028 2565 7700 028 9127 1185

CAVEHILL 028 9072 9270 CARRICKFERGUS DOWNPATRICK 028 9336 5986 028 4461 4101

**CAUSEWAY COAST FORESTSIDE** 0800 644 4432 028 9064 1264

028 9083 3295

**MALONE** 028 9066 1929

NEWTOWNARDS 028 9181 1444 GLENGORMLEY RENTAL DIVISION 028 9047 1515