



## 9 Ardfern Crescent, Downpatrick, BT30 6XY

**Asking price £189,950**

This excellent three bedroom semi-detached property is situated within the popular Ardfern development, located just off the Saul Road. Comprising bright and spacious living room with wood burning stove, a lovely kitchen with dining area, three generous bedrooms and modern family bathroom. The property benefits from oil fired central heating and double glazed windows throughout.

Tucked away at the end of Ardfern Crescent, the south-east facing enclosed rear garden provides privacy with views out toward the surrounding countryside.

Ardfern Crescent is within close proximity to the various amenities of Downpatrick. The reputable Downpatrick Golf Club is just a short distance away as are the excellent schools of St Patricks Grammar and Down High School. There are regular bus services that take you to and from the town centre with bus stops located just at the entrance to the development.

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- Three Bedroom
- Kitchen/Dining
- Off Street Parking
- Semi-Detached
- Modern Bathroom
- Private Outlook
- Oil Fired Central Heating

## DOWNSTAIRS

Off street parking. Private south facing garden. Front lawn. Composit decking

### Living Room

15'09 x 9'10 (4.80m x 3.00m)

Wood burning stove

### Kitchen/Dining

21'08 x 10'07 (6.60m x 3.23m)

Range of high/low units. Integrated fridge/freezer. Sliding patio doors to enclosed south facing garden.

## UPSTAIRS

### Bedroom One

15'09 x 9'10 (4.80m x 3.00m)

### Bedroom Two

12'09 x 9'06 (3.89m x 2.90m)

### Bedroom Three

11'09 x 8'05 (3.58m x 2.57m)

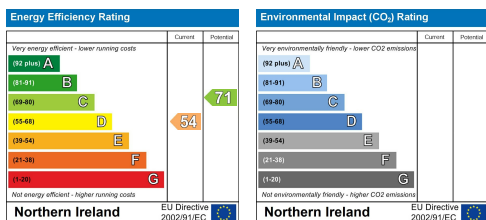
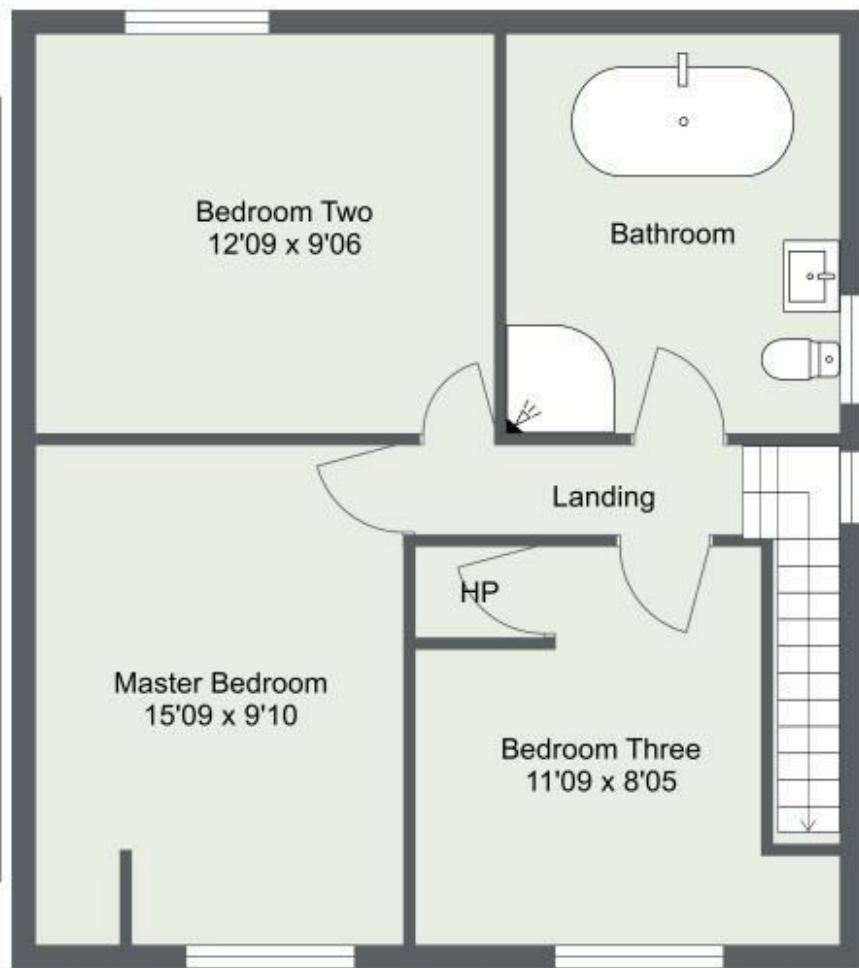
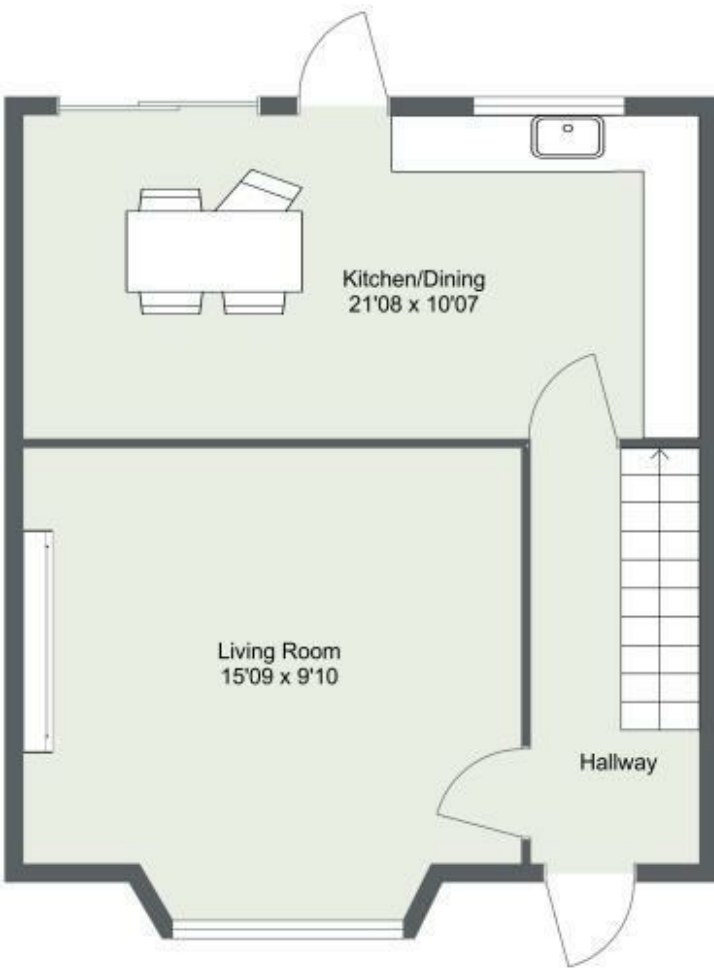
## OUTSIDE



Tel: 02844898048







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