



**2 Ardmeen Green**  
Downpatrick  
BT30 6JJ

**Offers In The Region Of**  
**£147,500**

- Semi Detached Home
- Three Bedrooms
- Lounge
- Open Plan Kitchen Dining & Living Area
- Ground Floor WC
- Oil Fired Central Heating
- Enclosed Rear Garden & Entertaining Area
- Convenient to Local Schools & Amenities
- Early Viewing Highly Recommended



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





This charming semi-detached home on Ardmeen Green, off Edward Street, boasts ample living space, perfect for families seeking comfort and convenience.

Featuring spacious, light-filled rooms and a modern design and decor, this property offers a welcoming atmosphere for relaxation and entertaining.

Ideally located close to all local amenities, including schools, shops, and public transport, it ensures easy access to everything you need for a vibrant, connected lifestyle, yet only a short walk to the open countryside.

#### ACCOMMODATION

The ground floor comprises lounge, open plan fitted kitchen with dining and living area and WC. The first floor boasts the family bathroom with separate shower and three bedrooms.

#### OUTSIDE

Externally the property is further enhanced with a private, paved rear entertaining area and garden and easily maintained front lawn and seating area.

#### 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@ritchieclean.co.uk](mailto:donnan@ritchieclean.co.uk). Donnan is based in our Downpatrick branch.

#### CONTACT US

To organise your viewing, please contact Edel on 07703 612 257 or [edel@quinnestateagents.com](mailto:edel@quinnestateagents.com)



For any enquiry relating to this property, please contact

**Edel Curran**

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Downpatrick BT30 6LP  
028 4461 2100

#### Banbridge Branch

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Banbridge BT32 3JS  
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#### General Enquiries

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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.

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