



9 Ardfern Crescent, Downpatrick, BT30 6XY

£925 Per month

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.

9 Ardfern Crescent, Downpatrick, BT30 6XY

£925 Per month



- Three Bedroom
- Kitchen/Dining
- Off Street Parking
- Semi-Detached
- Modern Bathroom
- Chain Free Sale
- 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

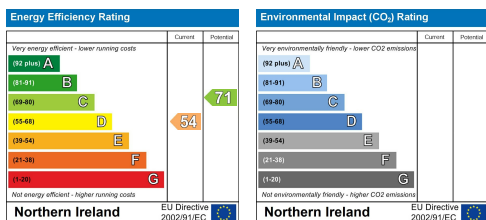
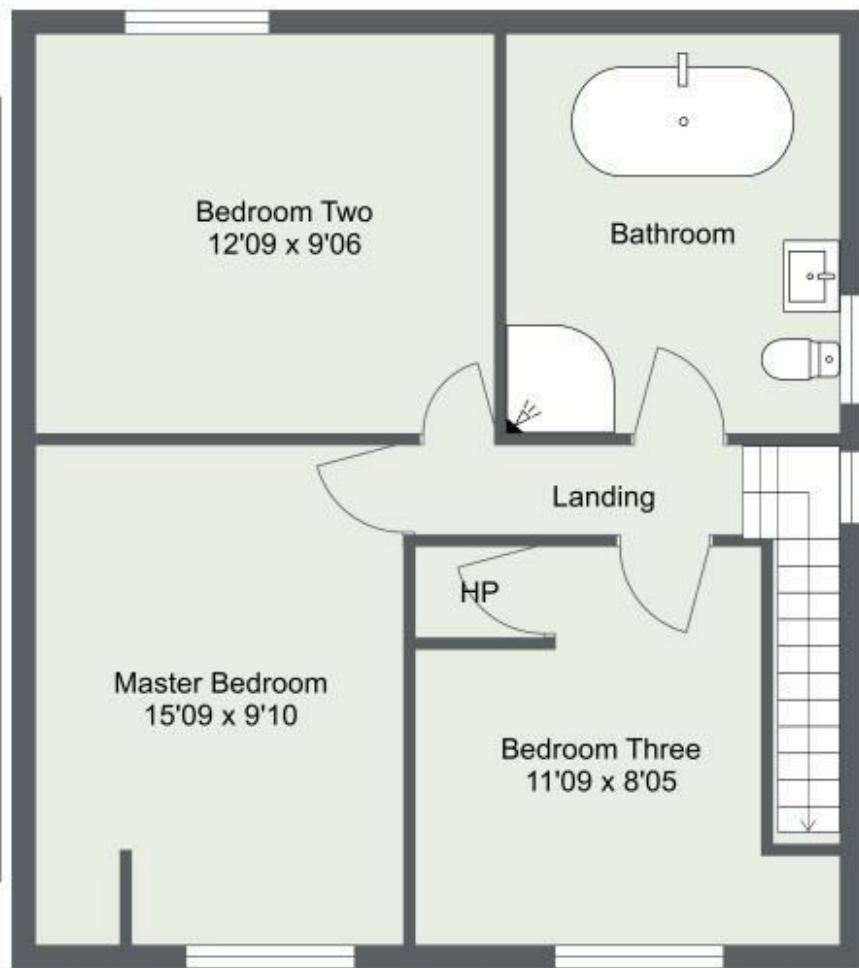
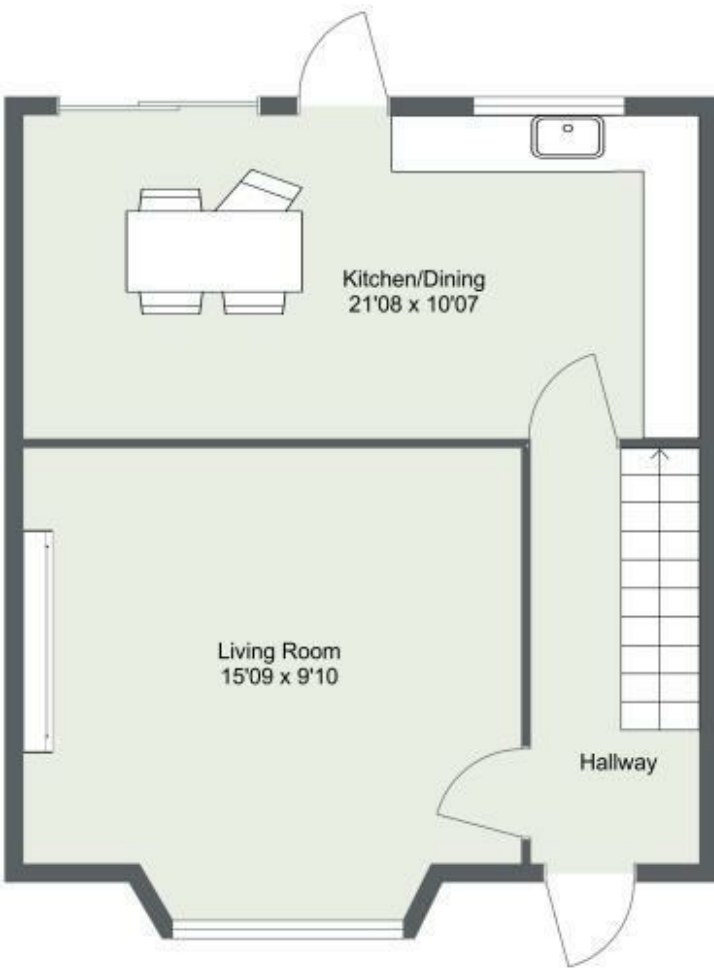
11'09 x 8'05 (3.58m x 2.57m)

OUTSIDE



Tel: 02844898048





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Kilmore Road, Crossgar, Down, BT30 9HJ
 T: 02844898048 | E: info@simpleabode.co.uk
 www.simpleabode.co.uk