



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating	Current	Potential
Very energy efficient: super energy code		
A		
B		
C	64	68
D		
E		
F		
G		
Very energy inefficient: super energy code		
C1		

Northern Ireland

4 Ardenlee Drive, Downpatrick, BT30 6LG

Offers Around £259,950

4 Ardenlee Drive, Downpatrick, BT30 6LG

This excellent family home is situated off the Saul Road in Downpatrick within easy access to schools and amenities and only a short drive to Downpatrick Golf Club. The accommodation offers four bedrooms with master bedroom ensuite, family bathroom, lounge, sitting room and formal dining room, kitchen with casual dining area and utility room. Outside is an enclosed rear garden and detached garage with cloakroom.



Entrance Hall

Ceramic tiled floor.

Lounge

15'01 x 13'01

Solid wooden floor. Fireplace.

Sitting Room

16'11 x 10'09

Solid wooden floor. Fireplace.

Kitchen/Casual Dining

15'03 x 9'09

High and low level units with stainless steel sink unit and drainer, Integrated oven and hob with extractor. Tiled floor. Tiled at splashback.

Dining Room

11'02 x 9'09

Utility Room

10'02 x 4'11

Low level units with recess for fridge/freezer and washing machine. Back door.

First Floor

Master Bedroom

19'07 x 11'04

Front facing.

Ensuite

8'02 x 5'06

White low flush w.c., wash hand basin and shower cubicle with Mira electric shower. Tiled floor.

Bathroom

12'07 x 5'06

White panelled bath, low flush w.c., pedestal wash hand basin, shower cubicle with electric shower. Tiled floor.

Bedroom Two

12'05 x 10'11

Rear facing. Access to roofspace.

Bedroom Three

12'07 x 11'01

Front facing.

Bedroom Four

9'02 x 7'08

Front facing.

Detached Garage

25'07 x 11'01

Roller door. Cloakroom with low flush w.c.

Outside

Tarmac driveway to the front and side with gardens in lawn with shrubs. Enclosed rear garden in lawn.









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.

NETWORK STRENGTH - LOCAL KNOWLEDGE

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UPS

12 English Street
Downpatrick
County Down
BT30 6AB

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9047 1515