



**24 Ardilea Park**  
 Downpatrick  
 BT30 6QA

**£750 Per Month**

- Mid Terrace Home
- Three Bedrooms
- Generous Lounge
- Open Plan Kitchen & Dining Area
- Utility Room
- Oil Fired Central Heating
- Easily Maintained Outdoor Areas
- Ideal Investment Property
- Available now
- Enquiries to Aoibheann on 07710308955



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			







Welcome to Ardilea Park, Downpatrick - a charming location perfect for families looking for their next home. This delightful terraced house boasts 3 bedrooms, 1 reception room, and 1 bathroom, offering a cosy and comfortable living space spread across C.1,044 sq ft.

This property is move-in ready, meaning you can start enjoying the surroundings and convenient amenities right away. The location is ideal for those with children, as it is surrounded by excellent schools and various amenities, making daily life a breeze.

If you're looking for a place to call home that combines comfort, convenience, and community, this 3-bed terrace in Ardilea Park is the perfect choice. To take the next step towards securing this wonderful property, simply get in touch with Aoibheann via email at [aoibheann@quinnestateagents.com](mailto:aoibheann@quinnestateagents.com).



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### Application Process

An application form can be downloaded from our website. We would advise you to fill this out at your earliest convenience and email it through to our lettings team on [downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com) - alternatively you can leave a copy into our Downpatrick Branch.

At Quinn we do not charge a tenant an application charge.

### Housing Benefit or DHSS

Each application will be considered on an individual basis, we encourage you to fill in the application as thoroughly as possible & seek advice from your local housing authority if you need clarity on what you are entitled to.

### Pets

Pets can come with an increased risk of damage to the property - however we treat every application on an individual basis therefore it wouldn't be a deciding factor.

### Rates

The landlord pays for the rates at this property

For any enquiry relating to this property, please contact

**Aoibheann Dagens**

[aoibheann@quinnestateagents.com](mailto:aoibheann@quinnestateagents.com)  
07710308955

### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

### Downpatrick Branch

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

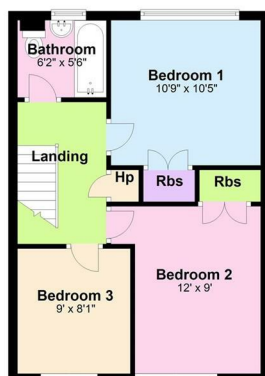
### General Enquiries

[downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)

Ground Floor



First Floor



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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Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)