



**Apartment 2  
Demesne Lodge  
51 Ardglass Road  
Downpatrick  
BT30 6JQ**

Offers in the Region Of  
**£79,950**

- Excellent Ground Floor Apartment
- Open Plan living/dining/kitchen
- Two Double Bedrooms
- Bathroom
- Gas Fired Central Heating
- Double Glazing
- Ample Parking Areas
- Mature Communal Garden Area
- Close to Town's Amenities
- Early Viewing Recommended



3 The Square  
Ballynahinch  
BT24 8AE

49 - 51 Market Street  
Downpatrick  
BT30 6LP

3 Newry Street  
Banbridge  
BT32 3EA

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This excellent ground floor apartment is situated in a small complex of 4 off the Ardglass Road on the edge of town. Well presented through out the accommodation comprises open plan sitting/dining/kitchen, two double bedrooms and bathroom with the benefits of gas fired central heating and double glazing.

Set on mature private grounds with communal garden areas and ample parking this makes a great first time buy, downsizer or investment and early viewing is recommended.

#### ACCOMMODATION COMPRISES

Communal Entrance Hallway with doors to front and rear.

#### ENTRANCE HALL

Store cupboard & Closet

#### LIVING/DINING/KITCHEN

19' 11" x 12' 6" (6.07m x 3.81m)

Fireplace. High & low level units, built in oven, hob, extractor and fridge freezer.

#### BEDROOM 1

10' 1" x 9' 7" (3.07m x 2.92m)

#### BEDROOM 2

9' 6" x 7' 10" (2.9m x 2.39m)

#### BATHROOM

10' 1" x 5' 9" (3.07m x 1.75m)

#### OUTSIDE

Spacious communal garden area and ample parking.



#### Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspection of the property. None of the appliances or Installations have been tested in anyway whatsoever. It is our recommendation that a purchaser should fully satisfy themselves by way of survey by an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room.

#### 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.