

24 High Street
Ballynahinch
BT24 8AB

T 028 9756 4400

49 - 51 Market Street
Downpatrick
BT30 6LP

T 028 4461 2100

18 Bridge Street
Banbridge
BT32 3JS

T 028 4062 2226

Sales and lettings:
sales@quinnestateagents.com
rentals@quinnestateagents.com
www.quinnestateagents.com

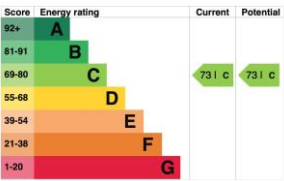
QUINN

Property Sales &
Letting Specialists



- 4 Ardfern
Saul Road
Downpatrick
BT30 6TN

Offers in the Region of
£215,000
- Detached Family Home
 - Three Bedrooms
 - Generous Living Room
 - Modern Fitted Kitchen
 - Dining Room
 - Sun Room
 - Ground Floor Shower Room
 - Gas Central Heating
 - Detached Garage & Ample Off Road Parking
 - Move In Ready Home!



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This beautifully presented, detached three bedroom family home, situated at the entrance to the ever popular Ardfern development on Saul Road, boasting gas central heating, is sure to appeal to many.

The property has been very well maintained and is flooded with natural light and recently and tastefully decorated throughout and comprises to the ground floor, a generous living room, open plan kitchen/breakfast room, utility area, dining area, sun room and shower room, while the first floor boasts a handy WC and three bedrooms.

Externally the property offers ample gated off road parking, garage with electric door and easily maintained entertaining area and gardens to the front, side and rear of the home.

Located in close proximity to the various amenities Downpatrick has to offer, including primary and post primary schools, St Patricks Golf Course, and also within a short walk of the open countryside, early viewing is highly recommended. Contact Edel on 07710 308 955.

Accommodation Comprises

ENTRANCE HALL

LIVING ROOM
14' 9" x 14' 11"
(4.5m x 4.55m)
Gas Fire

KITCHEN/BREAKFAST ROOM
23' 0" x 11' 2"
(7.01m x 3.4m)

STORE ROOM

UTILITY AREA

DINING ROOM
11' 6" x 10' 9"
(3.51m x 3.28m)
with new patio doors leading to paved patio

SUN ROOM
10' 1" x 9' 11"
(3.07m x 3.02m)

SHOWER ROOM
8' 0" x 6' 10"
(2.44m x 2.08m)

FIRST FLOOR LANDING

BEDROOM 1
11' 9" x 11' 2"
(3.58m x 3.4m)
leading to storage area

BEDROOM 2
11' 11" x 11' 2"
(3.63m x 3.4m)
leading to storage area

BEDROOM 3
12' 0" x 7' 5"
(3.66m x 2.26m)
leading to eaves storage

WC

HOT PRESS

GARAGE
18' 7" x 14' 1"
(5.66m x 4.29m)



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.