

**13 ARDENLEE PARK,
DOWNPATRICK,
BT30 6LQ**



- **Detached Family Home on Generous Plot**
- **Three Double Bedrooms With Potential To Extend**
- **Beautifully Landscaped Wrap-around Garden with Driveway Parking and Garaging**
- **Immaculately Presented Throughout**
- **Oil Fired Central Heating System with Baxi Boiler**
- **Excellent Potential For Improvement**
- **Semi-Rural Setting Close to Amenities**

Offers Around £280,000

GOC Estate Agents are delighted to offer this exceptional family home tucked away in a secluded spot off the Saul Road. A well-connected setting within close proximity to leading schools, shopping, social amenities, transport links and St Patrick's Golf Club.

This extended residence is approached via a tarmac driveway completed by generous parking for practical living. Immaculately presented, this extended residence boasts versatile accommodation with two reception rooms, three double bedrooms and a kitchen. Additionally, a double garage and with void space behind, ready for development.

Early viewing is highly recommended as the location and charm of this property will appeal to a wide range of buyers.

Ground Floor

ENTRANCE HALL:

Carpeted, ceiling cornicing.

LOUNGE: 18' 0" x 12' 03" (5.49m x 3.73m)

Carpeted, ceiling cornicing, ceiling rose, open fire with granite hearth and mantel, slate inset.

DINING ROOM: 12' 04" x 8' 09" (3.76m x 2.67m)

Carpeted, good natural lighting.

KITCHEN: 13' 07" x 12' 05" (4.14m x 3.78m)

Fully equipped kitchen with high and low level units, stainless steel sink and drainer, integrated oven with gas hob, laminate work-surfaces, tiled flooring and patio door.



BEDROOM (1): 12' 03" x 8' 09" (3.73m x 2.67m)

Carpeted, good natural lighting.

BEDROOM (2): 12' 02" x 8' 09" (3.71m x 2.67m)

Carpeted, good natural lighting.

BEDROOM (3): 12' 05" x 11' 09" (3.78m x 3.58m)

Carpeted, good natural lighting.

FAMILY ROOM: 19' 08" x 10' 11" (5.99m x 3.32m)

Unfinished. Concrete flooring, breeze block walls.



BATHROOM:

Tiled flooring and walls, three piece suite containing electric shower with double shower tray and glass panel, wash hand basin with vanity cabinet, low flush W/C and heated towel rail. Good natural lighting via privacy glass.





GARAGE

Concrete flooring and vehicular access via roller shutter door and pedestrian door to side.

LOCATION

Turn off Saul Road on to Ardenlee Gardens, turn left at the junction, take the second right and the property is at the end on your right.

OTHER INFO

Rates: £1,068.98

Leasehold: Ground rent £35 per annum.



		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		68
E	39-54	48	
F	21-38		
G	1-20		
Not energy efficient - higher running costs			