

**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 08' 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			
<b>A</b>	92-100		
<b>B</b>	81-91		
<b>C</b>	69-80		
<b>D</b>	55-68		68
<b>E</b>	39-54	48	
<b>F</b>	21-38		
<b>G</b>	1-20		
Not energy efficient - higher running costs			

