





ULSTER PROPERTY SALES

# UPS

Energy Efficiency Rating	
Current	Potential
The image reflects your energy code	
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Northern Ireland

EU Standard  
2002/91/EC

## 97 Ardmeen Green, Downpatrick, BT30 6JL

Offers Around £125,000



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Situated in the popular Ardmeen Green development in Downpatrick within easy walking distance to shops, schools, Civic Amenity Centre and Downe Hospital.

This mid terrace offers Lounge, kitchen/casual dining and bathroom on the ground floor with four bedrooms on the first floor. Enclosed rear garden and off street parking.





### **Entrance Hall**

Tiled floor. Storage cupboard.

### **Lounge**

**14'07 x 12'02**

Fireplace. Patio doors to rear garden.

### **Kitchen/casual dining area**

**14'03 x 6'04**

High and low level units with recess for cooker and washing machine. Back door.

### **Bathroom**

White panelled bath with shower over, vanity unit and low flush w.c.,

### **First floor**

#### **Bedroom One**

**8'08 x 7'10**

Front facing.

#### **Bedroom Two**

**10'03 x 8'05**

Rear facing.

#### **Bedroom Three**

**10'03 x 13'0**

Rear facing. Built in robes.

#### **Bedroom Four**

**10'04 x 8'0**

Front facing. Built in robe.

### **Outside**

Tarmac driveway to the front with ample parking and enclosed rear garden with paved area and raised lawn area.











Please note we have not tested the services or systems in this property.  
Purchasers should make/commission their own  
inspections if they feel it is necessary.

NETWORK STRENGTH - LOCAL KNOWLEDGE

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UPS

12 English Street  
Downpatrick  
County Down  
BT30 6AB

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432

CAVEHILL  
028 9072 9270

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9047 1515