



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating		Current	Potential
Very energy efficient - near zero energy code	A		
Energy efficient	B		
Decent energy efficiency	C	62	
Some energy efficiency	D		
Low energy efficiency	E		
Very low energy efficiency	F		
Very poor energy efficiency	G		

Northern Ireland

3 Ardfern Crescent, Downpatrick, BT30 6XY

£195,000

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This well presented semi detached family home is situated in a cul de sac location within this very popular residential development and benefits from views over green fields to the rear. The flexible accommodation offers 3/4 bedrooms/sitting room, bathroom, dining room, fitted kitchen and separate utility room. There is a ground floor room currently used as a 4th bedroom but could be either office or sitting area and garage.



Entrance Hall

Tiled flooring. Storage cupboard.

Lounge

18'08 x 15'02 into bay window

Fireplace with feature inset and tiled hearth. Laminated wooden flooring. Open to dining room.

Dining Room

10'06 x 10'05

Sliding patio doors to rear garden. Laminated wooden floor. Door to:

Kitchen

10'09 x 10'06

High and low level units with integrated electric oven and gas hob with matching extractor fan. Recess for dishwasher and fridge. 1 1/2 stainless steel sink unit. Tiled floor. Tiled at splashback.

Bedroom Four/Office/sitting area

9'05 x 8'09

Sliding patio doors to the garden.

Utility Room/cloakroom

8'07 x 5'01

Low level unit with recess for washing machine and tumble dryer. White low flush w.c. and pedestal wash hand basin.

First floor

Bathroom

White low flush w.c., wash hand basin unit, bath with mixer taps and hand shower, shower cubicle with electric shower. Part tiled walls. Tiled floor.

Master Bedroom

15'10 x 9'10

Front facing. Built in shelving and open wardrobe.

Bedroom Two

11'09 x 11'06 at widest

Velux window. Front facing.

Bedroom Three

12'11 x 9'06

Velux window. Rear facing.

Integral Garage

Roller door. Power and light.

Outside

Tarmac driveway to the front with garden in lawn enclosed by fencing. Enclosed rear garden in lawn with rural outlook.







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