





ULSTER PROPERTY SALES

# UPS

Energy Efficiency Rating	
Current	Potential
The image reflects your energy code	
A	68
B	
C	
D	
E	
F	
G	
The image reflects your energy code	
Northern Ireland	

## 4 Ardenlee Drive, Downpatrick, BT30 6LG

Offers Around £245,000



## 4 Ardenlee Drive, Downpatrick, BT30 6LG

This excellent family home is situated off the Saul Road in Downpatrick within easy access to schools and amenities and only a short drive to Downpatrick Golf Club. The accommodation offers four bedrooms with master bedroom ensuite, family bathroom, lounge, sitting room and formal dining room, kitchen with casual dining area and utility room. Outside is an enclosed rear garden and detached garage with cloakroom.



**Entrance Hall**

Ceramic tiled floor.

**Lounge**

**15'01 x 13'01**

Solid wooden floor. Fireplace.

**Sitting Room**

**16'11 x 10'09**

Solid wooden floor. Fireplace.

**Kitchen/Casual Dining**

**15'03 x 9'09**

High and low level units with stainless steel sink unit and drainer, Integrated oven and hob with extractor. Tiled floor. Tiled at splashback.

**Dining Room**

**11'02 x 9'09**

**Utility Room**

**10'02 x 4'11**

Low level units with recess for fridge/freezer and washing machine. Back door.

**First Floor****Master Bedroom**

**19'07 x 11'04**

Front facing.

**Ensuite**

**8'02 x 5'06**

White low flush w.c., wash hand basin and shower cubicle with Mira electric shower. Tiled floor.

**Bathroom**

**12'07 x 5'06**

White panelled bath, low flush w.c., pedestal wash hand basin, shower cubicle with electric shower. Tiled floor.

**Bedroom Two**

**12'05 x 10'11**

Rear facing. Access to roofspace.

**Bedroom Three**

**12'07 x 11'01**

Front facing.

**Bedroom Four**

**9'02 x 7'08**

Front facing.

**Detached Garage**

**25'07 x 11'01**

Roller door. Cloakroom with low flush w.c.

**Outside**

Tarmac driveway to the front and side with gardens in lawn with shrubs. Enclosed rear garden in lawn.

















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