



ULSTER PROPERTY SALES

UPS

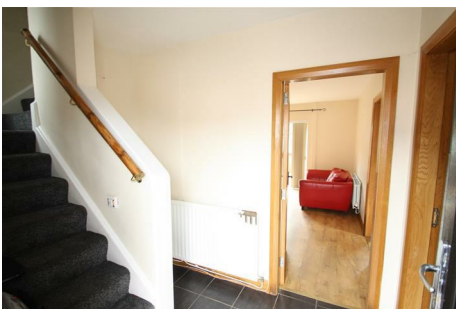
DOWNPATRICK BRANCH

Unit 7 49-51 Market Street,
Downpatrick, County Down, BT30 6LR

028 4461 4101

downpatrick@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



98 ARDMEEN GREEN

Downpatrick BT30 6JL

- End Terrace Home
- Three Bedrooms
- Family Bathroom
- Living Room with fireplace
- Kitchen with dining
- Well Presented Throughout
- Enclosed Rear Garden
- Convenient & Popular Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

Offers Around £125,000

98 Ardmeen Green

, Downpatrick, BT30 6JL



Entrance Hall

5'10" x 12'1" (1.78m x 3.68m)
PVC front door into entrance hall.

Living Room

14'3" x 12'1" (4.34m x 3.68m)
Wooden laminate flooring; feature fireplace; access to storage cupboard. Double patio doors to rear garden.

Kitchen

14'3" x 6'4" (4.34m x 1.93m)
Range of high and low rise units with stainless steel sink and drainer with tiled splash

back. Electric oven and hob with overhead stainless steel extractor fan. Recess for washing machine. Tiled floor. Door to rear.

Bathroom

White suite encompassing low flush W/C, wash hand vanity unit and bath with overhead shower. Fully tiled floor and walls. Towel radiator.

Landing

10'3" x 10'8" (3.12m x 3.25m)
Access to storage cupboard.

Bedroom 1

10'3" x 12'5" (3.12m x 3.78m)
Front facing.

Bedroom 2

10'2" x 11'10" (3.10m x 3.61m)
Rear facing.

Bedroom 3

10'2" x 7'0" (3.10m x 2.13m)
Rear facing.

OUTSIDE

To front - tarmaced driveway with space for off street parking and area laid in lawn. To the rear - enclosed garden with paved patio area.

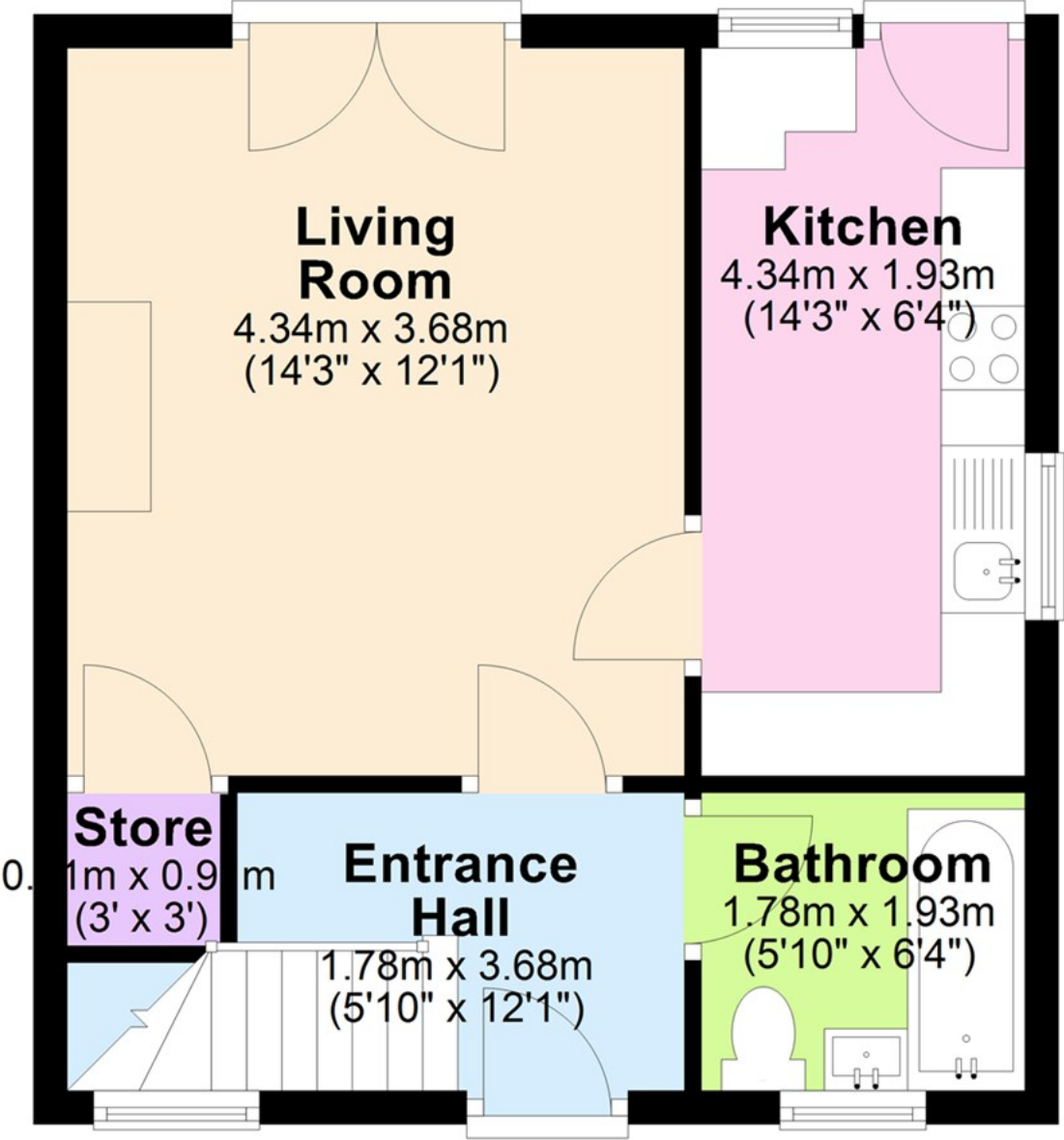


Directions

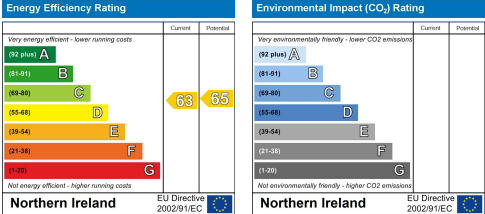


Floor Plan

Ground Floor



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