



8 Ardenlee Park
Downpatrick
BT30 6LQ

**Offers In The Region Of
£187,000**

- Detached Family Home
- Three Bedrooms
- Generous Living Room with Open Fire
- Open Plan Kitchen & Dining Area
- Sunroom
- Enclosed Rear Entertaining Area
- Detached Garage
- Chain Free Sale
- Sought After Location



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 43 | 63 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |





Located in a quiet cul de sac in the Ardenlee development, off the much sought after Saul Road, this detached family home is situated on a deceptively spacious site, conveniently located to take full advantage of all the local amenities and within a short walk of the open countryside.

Prompt viewing is highly recommended and can be organised by contacting Edel Curran on 07703 612 257.

ACCOMMODATION

This detached home comprises to the ground floor, kitchen and dining area, lounge with open fire, sun room and cloakroom storage. The family bathroom is located on the first floor, along with three bedrooms, two with built in storage.

OUTSIDE

Offering ample private parking and easily maintained front garden, the property is further enhanced with detached garage and fully enclosed paved entertaining and lawn area.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email Donnan on donnan@ritchiemclean.co.uk
Donnan is based in our Downpatrick branch.

CONTACT US

To organise your viewing, please contact Edel on 07703 612 257 or edel@quinnestateagents.com



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com
07703 612 257

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

15 Market Street
Downpatrick BT3 06LR
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries



Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

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