




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	

*Let's point you in the right.....* **DIRECTION**

- Three-bedroom, three bathroom (one en-suite) semi-detached property in a peaceful development
- Private enclosed rear garden with fully functional garden room
- Tarmac driveway, highly efficient property with 'B' energy rating

**Offers Over £199,950**



## 2 Forde Gardens

Downpatrick, BT30 8FD

Built in 2019 and boasting a B energy rating, this well-presented three-bedroom semi-detached home offers modern living in a quiet village setting. Located in the heart of Seaforde, the property features three bathrooms (including a master en-suite), a garden room with power supply, and a fully floored roof space offering excellent additional storage or potential for further use. With stylish finishes throughout and a peaceful yet convenient location, 2 Forde Gardens is ideal for families, first-time buyers, or those seeking a move-in-ready home in County Down.

### ENTRANCE HALL:

17'11" x 4'1" (5.47m x 1.25m)

Light grey composite door, tiled entrance hall, access to ground floor rooms and staircase. Radiator, double socket, cloakroom underneath staircase

### LIVING ROOM:

16'6" x 10'6" (5.03m x 3.21m)

Bright living room with natural light from two floor to ceiling windows. Neutral carpet, wood fireplace with cast iron insert and inset electric fire, 4 double sockets, radiator

### W.C:

7'3" x 2'9" (2.22m x 0.84m)

Tiled floor continued from entrance hall, floor standing vanity with ceramic basin, W.C, radiator

### KITCHEN:

18'3" x 12'10" (5.58m x 3.93m)

Tiled flooring throughout, range of light coloured units wood effect counter tops and strip lighting. Integrated appliances to include 1.5 bowl stainless steel sink, electric hob with splashback, extractor fan, dishwasher, eye level oven, fridge freezer. Access to rear garden via two French doors, 3 double sockets, radiator

### CLOAKROOM:

Fully shelved cloakroom underneath staircase

### LANDING

12'4" x 6'7" (3.76m x 2.01m)

Neutral paint colours with neutral carpet leading off to upstairs rooms, one double socket and one radiator. Access to a fully floored roofspace

### BEDROOM

13'1" x 11'2" (3.99m x 3.40m)

Primary bedroom adjoining en suite, neutral paint colours and neutral carpet, views of rear garden. One radiator, four double sockets and one tv socket.



### EN-SUITE:

3'10" x 8'11" (1.17m x 2.72m )

Shower enclosure with sliding door and decorative wall tiling, thermostatic shower with rainfall shower head. Gloss white floor standing vanity unit, ceramic basin and splash back. Single radiator, W.C, extractor fan

### BEDROOM

12'1" x 9'4" (3.68m x 2.84m)

Double bedroom at front of property with neutral carpet, light wall colours and stylish wallpaper, two double sockets and one radiator.

### BEDROOM

12'1" x 8'3" (3.68m x 2.51m)

Single bedroom with neutral carpet and light paint colours, one radiator and two double sockets.

### BATHROOM

8'11" x 6'8" (2.72m x 2.03m)

Tiled floor, corner panel bath, quadrant shower enclosure, neutral paint colours, W.C, vanity unit with ceramic basin and an extractor fan.

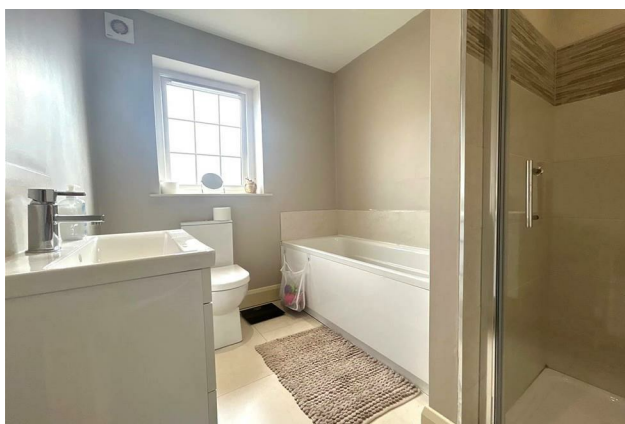
### EXTERNAL:

Tarmac driveway, front lawn, enclosed rear garden accessed from driveway via a wooden gate. Rear garden features a lawn, raised flower beds, tarmac patio area, boiler housing, concealed oil tank. Wooden garden room with laminate flooring, uPVC windows, recessed spotlights, internal and external power sources.

Management/Communal Charges: £125 per annum

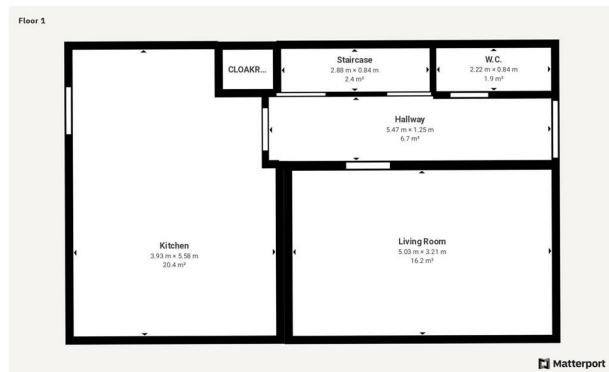
### DISCLAIMER

If you are considering the sale of your own property, we would be pleased to provide you with a valuation. We are in a position to introduce you to a Financial Adviser in respect of arranging a mortgage, please ask for details. All measurements are approximate and are for general guidance only. Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included in the property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither do Property Directions nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.





Layout



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