



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

67

47

Northern Ireland

EU Directive 2002/91/EC

1 Ardfern Close, Downpatrick, BT30 6TY

Offers Around £179,950

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This well maintained semi detached home occupies a corner site in the popular Ardfern development. The property comprises lounge, kitchen with dining area and cloakroom downstairs with three bedrooms and bathroom on the first floor. The gardens to the front, side and rear are laid out in lawns with mature shrubs and trees with off street parking to rear with parking for two vehicles.



Entrance Hall

Solid wooden flooring. Built in storage under stairs.

Lounge

18'01 x 13'01

Feature fireplace with decorative inset and wooden surround. Solid wooden floor. Doors to:

Kitchen/dining area

20'02 x 13'03

High and low level units with recess for washing machine, tumble dryer, fridge freezer and dishwasher. Integrated eye level oven. Ceramic four ring electric hob with glass splashback. Stainless steel extractor fan. 1 1/2 stainless steel sink unit. Tiled at splashback. Tiled flooring. Sliding patio doors at dining area.

Cloakroom

White saniflow w.c. and vanity wash hand basin. Tiled at splashback. Storage cupboard.

First floor

Landing area with access via slingsby ladder to floored roofspace. Hotpress with cylinder and shelving.

Master Bedroom

15'07 x 13'03

Double aspect. Built in wardrobes.

Bedroom Two

10'10 x 9'10

Rear facing. Laminated wooden flooring.

Bedroom Three

9'10 x 7'08

Velux window. Laminated wooden flooring. Eaves storage.

Bathroom

White panelled bath, shower cubicle with Redring electric shower, low flush w.c. Tiled at splashback. Tiled floor. Velux window.

Outside

Situated on a corner site with tarmac driveway to the rear with parking for two cars. Mature gardens surround the property laid out in lawn with shrubs and trees. Outside power point. Outside tap.











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