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CHARTERED SURVEYORS
AUCTIONEERS, ESTATE AGENTS & VALUERS
RATING & COMPENSATION CONSULTANTS
6, ENGLISH STREET, DOWNPATRICK
BT30 6AB, CO. DOWN

19 Ardenlee Gardens, Saul Road, Downpatrick, BT30 6PJ



- Detached family home on corner site with private rear garden
- Lounge with fireplace fitted with back boiler
- Modern kitchen fitted in 2013 to comprise white glossy doors with breakfast bench
- 3 Bedrooms
- Modern bathroom suite
- Oil fired central heating
- Double glazed windows
- Utility room
- Integral garage
- Generous parking area to the front, spacious rear private gardens with lawns, lighting, taps, side access and decking area

£155,000.00

This delightful family bungalow is located on a generous corner site within the popular Ardenlee development just off the Saul Road.

The excellent family accommodation comprises of a spacious lounge with fireplace (back boiler) newly fitted modern kitchen (2013) with ample dining area, separate utility room, 3 bedrooms and newly fitted bathroom.

Private rear gardens and excellent corner site. The mature gardens are spacious with mature trees, lawns, raised decking and paved patio, raised beds and neat boundary fencing.

Well presented throughout this home should have a broad appeal from the growing family to the retirement couple and we would strongly encourage early viewing.

VIEWING STRICTLY BY APPOINTMENT THROUGH AGENTS

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ACCOMMODATION COMPRISSES:



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ENTRANCE HALL:

attractive partially glazed entrance door, solid exposed timber flooring, telephone point, hotpress, radiator

LOUNGE: 17' 6" x 13' 0" (5.33m x 3.96m)

feature pine fireplace with cast iron inset and tiled hearth, back boiler, cornicing, exposed timber flooring, radiator

KITCHEN/DINING AREA: 20' 8" x 11' 11" (6.3m x 3.63m)

(at widest points), range of high and low level white glossy fitted units with complimentary work-top, 1 ½ bowl single drainer stainless steel sink unit, integrated ceramic hob and oven with extractor fan above, integrated dishwasher, integrated fridge/freezer, partly tiled walls, laminate flooring, dining area with double patio doors leading to garden

UTILITY ROOM: 9' 11" x 8' 2" (3.02m x 2.49m)

High and low level fitted units, single drained stainless steel sink unit, plumbed for washing machine, access to integral garage

BEDROOM (1): 14' 2" x 9' 10" (4.32m x 3m)
exposed timber flooring, radiator

BEDROOM (2): 10' 10" x 10' 5" (3.3m x 3.18m)
built-in wardrobe, radiator

BEDROOM (3): 10' 10" x 10' 5" (3.3m x 3.18m)
radiator

BATHROOM:

Newly fitted modern white suite to comprise of bath with shower above and screen door, pedestal wash hand basin, low level WC and attractive wall tiling with border. Tiled floor.

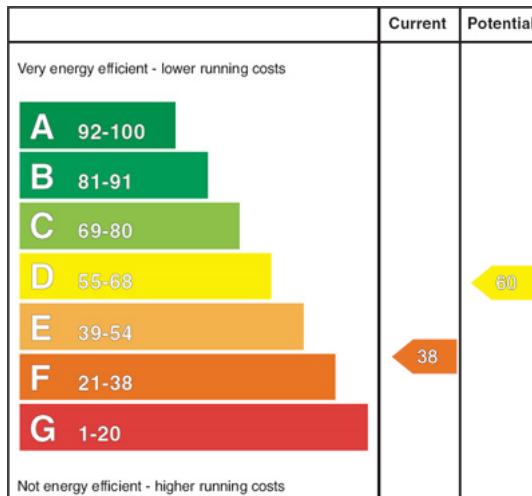
ATTACHED GARAGE

with power and light, oil fired boiler and up and over door

OUTSIDE:

Neat parking area, lawn and mature trees to the front, enclosed rear garden with neat lawns, raised decking, paved patio area, raised beds, and neat boundary fencing

N.A.V £130,000
TENURE Assumed leasehold
EPC



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