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CHARTERED SURVEYORS
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RATING & COMPENSATION CONSULTANTS
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14 Ardenlee Gardens, Saul Road, Downpatrick, BT30 6PJ



- Newly fitted kitchen with solid wood doors and quartz worktop
- Dining room with double patio doors
- Lounge with fireplace
- Four bedrooms
- Spacious master bedroom with ensuite shower room which has been tastefully finished
- Ample storage and roof space storage
- Good space externally to include lawns and rear patio plus pergula and mature trees and lawns
- Deceptively spacious and viewing is highly recommended

£179,950.00

Alexander Reid & Frazer bring to the market this fantastic family home which has been extended to offer four bedroom living and just had a new solid wood kitchen fitted with quartz worktop. The home also offers excellent gardens with mature trees and lawn.

The accommodation comprises a lounge with fireplace, modern newly fitted kitchen with solid wood doors and quartz worktop, four good size bedrooms, master bedroom with ensuite shower room, main family bathroom plus lots of storage.

Tarmac driveway, front lawns, rear enclosed gardens with patio area, decking with pergula, and boiler house.

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ENTRANCE

HALLWAY:

Bright hallway with laminate style floor, telephone point, storage cupboard

LOUNGE: 17' 7" x 14' 4" (5.351m x 4.362m)

Excellent size lounge with feature fireplace, laminate style floor and double radiator. Television points and spot lighting.



KITCHEN: 14' 3" x 9' 8" (4.339m x 2.944m)

Newly fitted kitchen with solid wood doors to comprise, recess for gas hob and oven, chrome extractor fan, integrated fridge/freezer, integrated dishwasher, quartz white worktop, stainless steel Franke sink and quartz drainer, full to ceiling cupboards giving excellent storage space, chrome switches. Dining space and pvc rear door.





GROUND FLOOR

DINING ROOM: 16' 11" x 10' 11" (5.148m x 3.320m)

Good size dining room with double pvc patio doors, laminate style flooring, television point and telephone point.





MASTER BEDROOM WITH ENSUITE SHOWER ROOM; 17' 12" x 9' 10" (5.478m x 2.989m)

Laminate style floor, two double radiators, wardrobes. Ensuite;

ENSUITE SHOWER ROOM: 10' 4" x 7' 4" (3.148m x 2.240m)

Attractive ensuite with beautiful floor tiling, double shower cubicle with electric shower and attractive inset. Chrome towel rail, low level wc and pedestal wash hand basin.





BEDROOM (2): 10' 10" x 8' 10" (3.309m x 2.682m)

Carpet double radiator



FIRST FLOOR

BEDROOM (3): 14' 3" x 10' 7" (4.338m x 3.228m)

Good size bedroom with built in wardrobes, and radiator

BEDROOM (4): 12' 2" x 10' 2" (3.715m x 3.110m)

Built in wardrobes, laminate style floor and radiator

BATHROOM:

White suite to comprise bath, low level wc, pedestal wash hand basin and attractive wall tiling

LANDING:

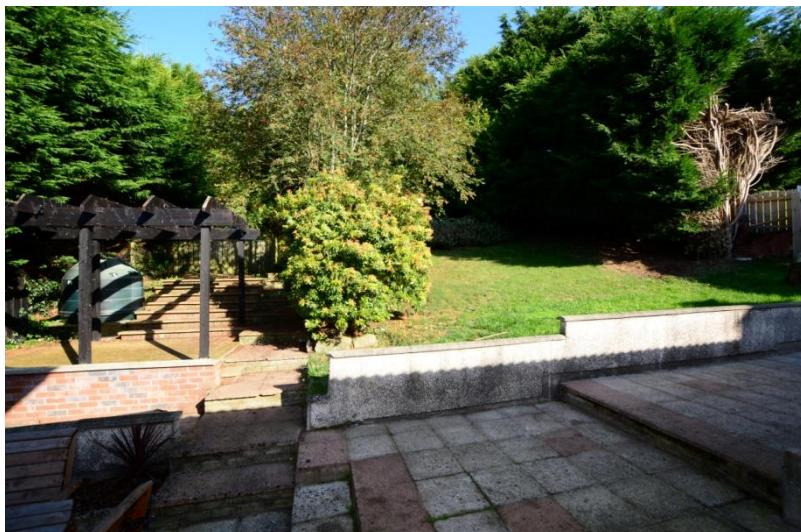
Roof space storage



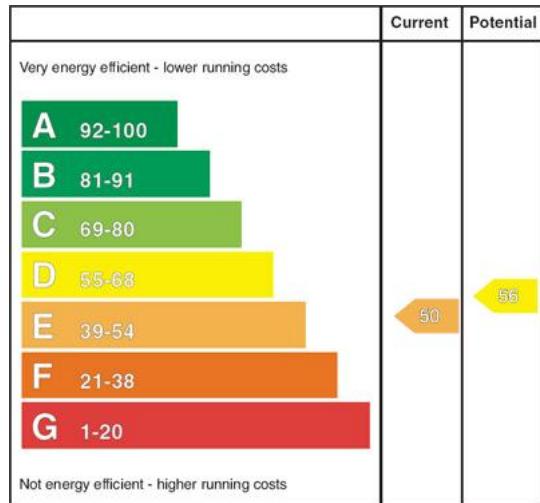


OUTSIDE

Excellent garden space surrounding this fine home to include tarmac driveway, lawns, enclosed rear gardens with patio areas, pergula with gardens raised and mature trees. Boiler house plus oil tank, tap and lighting.



EPC



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