

3 The Square  
Ballynahinch  
BT24 8AE

49 - 51 Market Street  
Downpatrick  
BT30 6LP

3 Newry Street  
Banbridge  
BT32 3EA

Sales and lettings:  
[banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)  
[ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)  
[downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)  
[www.quinnestateagents.com](http://www.quinnestateagents.com)

# QUINN

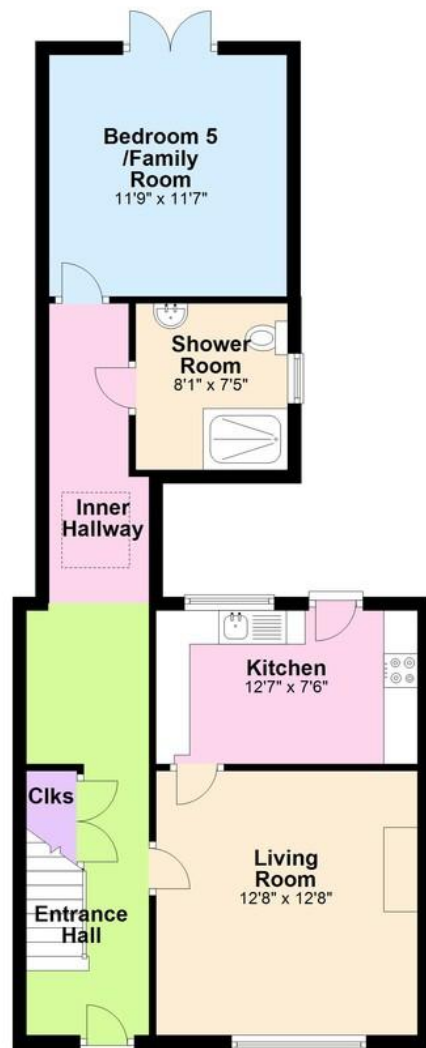
Property Sales &  
Letting Specialists

T 028 9756 4400

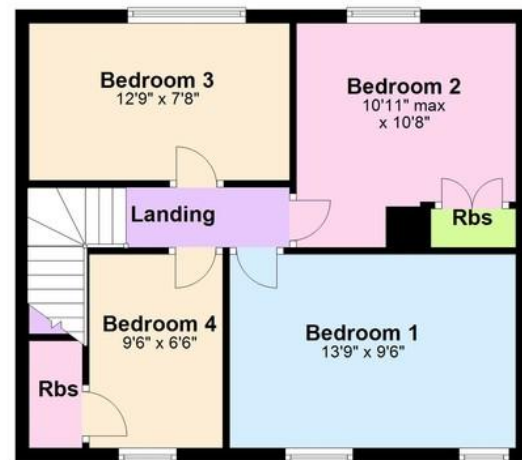
T 028 4461 2100

T 028 4062 2226

Ground Floor



First Floor



**82 Ardmeen Green  
Downpatrick  
BT30 6JL**

**Offers In The Region Of  
£115,000**

Secure this home with our in house

Financial Advisors Ritchie McLean.

- Extended Mid Terrace Home
- Flexible Accommodation
- Four Bed + Two Receptions
- Ground Floor Shower Room
- Enclosed, Easily Maintained Gardens
- Oil Fired Central Heating
- Walking Distance to Town Centre
- Ideal First Time Buy or Investment
- No Onward Chain
- Early Viewing Recommended

**RITCHIE**  
MORTGAGE  
**McLEAN**  
SOLUTIONS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	60	60
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

3 The Square  
Ballynahinch  
BT24 8AE

49 - 51 Market Street  
Downpatrick  
BT30 6LP

3 Newry Street  
Banbridge  
BT32 3EA

Sales and lettings:  
[banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)  
[ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)  
[downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)  
[www.quinnestateagents.com](http://www.quinnestateagents.com)

# QUINN

Property Sales &  
Letting Specialists

3 The Square  
Ballynahinch  
BT24 8AE

49 - 51 Market Street  
Downpatrick  
BT30 6LP

3 Newry Street  
Banbridge  
BT32 3EA

Sales and lettings:  
[banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)  
[ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)  
[downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)  
[www.quinnestateagents.com](http://www.quinnestateagents.com)

# QUINN

Property Sales &  
Letting Specialists

T 028 9756 4400

T 028 4461 2100

T 028 4062 2226

T 028 9756 4400

T 028 4461 2100

T 028 4062 2226



Only by internal inspection will you fully appreciate the extensive accommodation on offer in this delightful mid terrace property, situated in the ever popular Ardmeen Green development.

The rear of the property is also accessible from Knocknashinna Road.

Ardmeen Green is within walking distance to the main town, hospital, schools and all local amenities.

The property comprises to the ground floor a bright and spacious living room, kitchen, ground floor bedroom or additional family room and shower room, with a further four bedrooms on the first floor, two of which have built in robes.

Early viewing is recommended and can be organised through Edel in our Downpatrick branch.

#### ACCOMMODATION COMPRISES

##### ENTRANCE HALL

LIVING ROOM  
12' 8" x 12' 8"  
(3.86m x 3.86m)

KITCHEN  
12' 7" x 7' 6"  
(3.84m x 2.29m)

Although extended, this property still offers ample outdoor space, with easily maintained, enclosed front and rear lawns with delightful planting and shrubbery throughout, giving excellent privacy.

##### INNER HALLWAY

SHOWER ROOM  
8' 1" x 7' 5"  
(2.46m x 2.26m)

BEDROOM 5 / FAMILY ROOM  
11' 9" x 11' 7"  
(3.58m x 3.53m)

BEDROOM 1  
13' 9" x 9' 6"  
(4.19m x 2.9m)

BEDROOM 2  
10' 11" x 10' 8"  
(3.33m x 3.25m)  
includes built in robes

BEDROOM 3  
12' 9" x 7' 8"  
(3.89m x 2.34m)

BEDROOM 4  
9' 6" x 6' 6"  
(2.9m x 1.98m)  
includes built in robes



#### Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspection of the property. None of the appliances or installations have been tested in anyway whatsoever. It is our recommendation that a purchaser should fully satisfy themselves by way of survey by an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room.

#### 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.

