



# 11 MEADOWFIELDS CLOSE

Downpatrick, BT30 6GZ

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*Offers around* **£62,000**

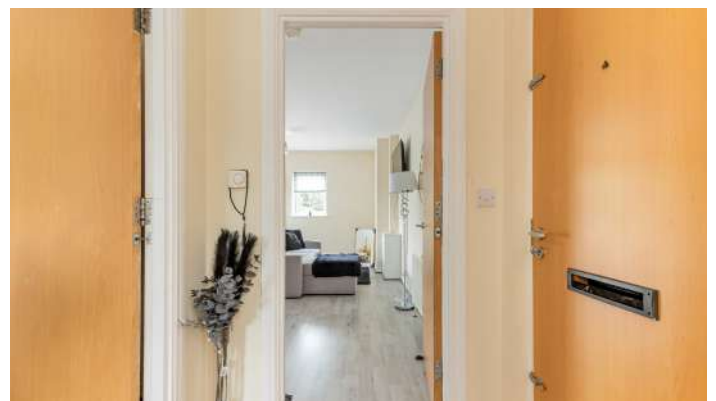


FIRST FLOOR APARTMENT | 1  | 1  | 1 

This beautifully presented first floor apartment is situated within walking distance to the bustling town centre of Downpatrick. Downpatrick town centre offers many amenities including restaurants, shops, local schools and recreational facilities..

## KEY FEATURES

- Beautifully Presented First Floor Apartment Within Walking Distance to Downpatrick Town Centre
- Close to Many Amenities Including Restaurants, Shops, Schools and Recreational Facilities
- Excellent Transport Links for The City Commuter
- Bright Spacious Open Plan Kitchen, Living and Dining Area
- Family Bathroom
- Well Proportioned Bedroom with Views over the Rear Communal Garden
- Ample Resident and Visitor Car Parking
- Oil Fired Central Heating
- uPVC Double Glazing Throughout
- Will Appeal to a Wide Range of Purchasers including First Time Buyers, Investors and Downsizing Market
- We Anticipate High Demand for this Property
- Broadband Speed



## ROOM DETAILS

### *Ground Floor*

- Entrance door leading to communal stairs leading to the front door with intercom system, electric top up keypad

### *First Floor*

- Solid wood front door leading to entrance hall.
- Entrance Hall
- Kitchen/Dining/Living 17'12" x 15'12"
- Bedroom 11'1" x 9'10"
- Bathroom

### *Outside*

- Ample resident and visitor parking, communal garden to rear with oil tank.



## DIRECTIONS

*As you arrive into Downpatrick turn left onto Saul Way, turn left onto Meadowlands, then left onto Meadow Close, entrance to apartment 11 will be on your right hand side.*



## THE LOCAL AREA

*Downpatrick is one of Ireland's most ancient and historic towns. It takes its name from a fort which once stood on the hill that dominates the town and on which Down Cathedral stands. Saint Patrick was reputedly buried here in 461 on Cathedral Hill, within the grounds of Down Cathedral. His grave is still a place of pilgrimage on St Patricks Day (17 March each year).*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	80	81
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



## OUR BRANCHES

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