



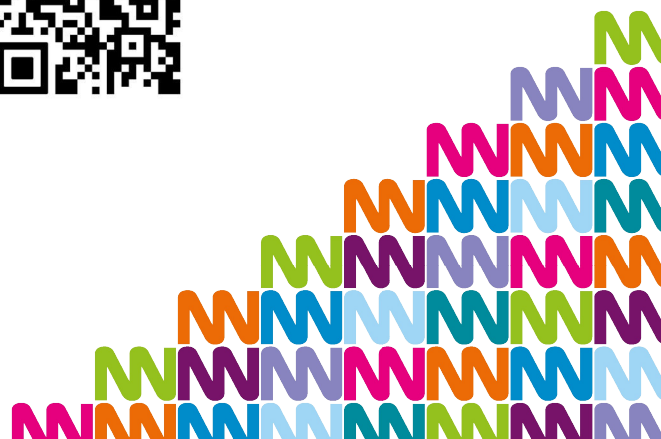
**2 The Quay**  
Strangford  
BT30 7NH

**Offers In The Region Of  
£295,000**

- Ground Floor Apartment
- Two Double Bedrooms, Principle En-Suite
- Generous Lounge with Stove
- Modern Fitted Kitchen
- Lough Views
- Private Off Road Parking
- Highly Sought After Location
- Chain Free Sale
- Prompt Viewing Encouraged



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





We are delighted to introduce this charming ground floor apartment to the sales market, nestled in the picturesque village of Strangford. Situated just a 15 minute drive from the historic County town of Downpatrick, this property offers a perfect blend of tranquility and convenience.

Boasting a prime location with lough views across to Portaferry, this apartment is ideal for those seeking a peaceful retreat while remaining within easy reach of local amenities, scenic walks, including The National Trust Castle Ward Estate, and the vibrant atmosphere of Strangford's renowned restaurants.

This property presents an excellent opportunity to acquire a home in one of Northern Ireland's most sought after locations.

#### ACCOMMODATION

The apartment boasts generous lounge with stove and views across The Narrows, kitchen, bathroom and two double bedrooms, one with built in robes and principle bedrooms comprising en-suite shower room.

#### OUTSIDE

Gated pedestrian access to the front door, with off street parking and paved entertaining area to the rear.

#### MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email [donnan@ritchiemclean.co.uk](mailto:donnan@ritchiemclean.co.uk) Donnan is based in our Downpatrick branch.

#### ENQUIRIES TO

Edel Curran:  
[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com) or 07703 612 257



For any enquiry relating to this property, please contact

**Edel Curran**

[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com)  
 07703 612 257

#### Ballynahinch Branch

24 High Street  
 Ballynahinch BT24 8AB

028 9756 4400

#### Downpatrick Branch

15 Market Street  
 Downpatrick BT3 06LR

028 4461 2100

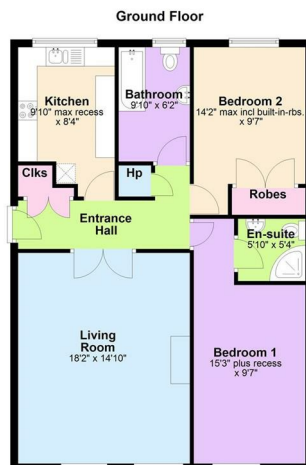
#### Banbridge Branch

18 Bridge Street  
 Banbridge BT32 3JS

028 4062 2226

#### General Enquiries

[downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)



Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. 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.

**QUINN**  
 Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)