



12 Kildare Street
Ardglass
BT30 7TR

**Offers In The Region Of
£125,000**

- Mid Terrace Home
- Two Large Bedrooms
- Open Plan Lounge & Dining Area
- Modern Fitted Kitchen
- Enclosed Rear Outdoor Area
- Centrally Located
- Oil Fired Central Heating
- Beautifully Presented Throughout
- Early Viewing Encouraged



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





Located in the charming fishing village of Ardglass with first views of the sea, this move-in-ready two bedroom mid terrace home offers comfortable living in a picturesque coastal setting.

Just seven miles from Downpatrick, it benefits from excellent transport links, making commuting easy while enjoying the tranquility of village life.

With well presented interiors and a convenient location close to local amenities, this delightful home is perfect for first time buyers, downsizers, or those seeking a seaside retreat.

ACCOMMODATION

The ground floor comprises generous open plan lounge with stove, dining room and modern fitted kitchen. The first floor boasts the family bathroom and two double bedrooms.

OUTSIDE

Externally the property has on street parking, and enclosed, paved outdoor entertaining area.

MORTGAGE ADVICE

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

ENQUIRIES TO

Edel Curran:
edel@quinnestateagents.com or 07703 612 257



For any enquiry relating to this property, please contact

Edel Curran

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



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.

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