



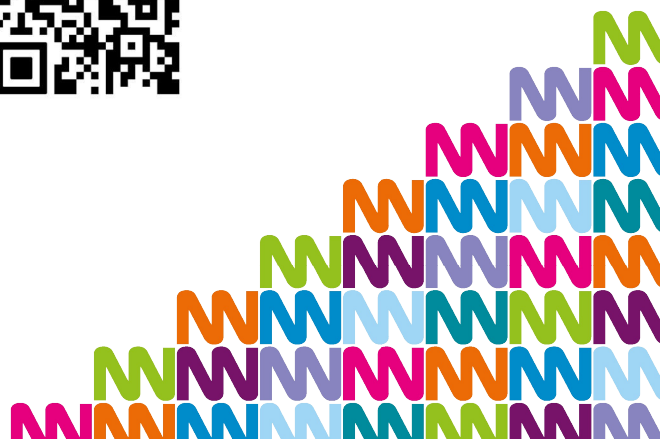
2 Quarry Hill Place
 Strangford
 BT30 7HN

**Offers In The Region Of
 £310,000**

- Semi Detached Home
- Three Bedrooms, Principle En-Suite
- Double Aspect Lounge with Open Fire
- Open Plan Kitchen & Dining Area
- Ground Floor WC
- Off Street Parking & Detached Garage
- Enclosed Garden & Entertaining Area
- Oil Fired Central Heating
- Highly Sought After Neighbourhood
- Chain Free Sale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	60
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





This charming, chain-free, move in ready semi detached home is nestled in the heart of the picturesque village of Strangford, offering a perfect blend of comfort and convenience and 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.

Situated just a 15 minute drive from the historic County town of Downpatrick, this property offers a perfect blend of tranquility and convenience.

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

ACCOMMODATION

This home comprises on the ground floor, a generous lounge with open fire, open plan kitchen and dining area and WC, with three sizeable bedrooms including principle en-suite and family bathroom on the first floor.

OUTSIDE

Externally the property is enclosed with easily maintained lawn and entertaining area, off road parking and detached garage.

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



2 Quarry Hall Place, Strangford

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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