



**Ballynahinch Branch**

24 High Street  
Ballynahinch BT24 8AB  
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**Downpatrick Branch**

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028 4461 2100

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Banbridge BT32 3JS  
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**General Enquiries**

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For any enquiry relating to this property, please contact

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**21A Downpatrick Road  
Ardglass  
BT30 7SF**

**Offers In The  
Region Of £45,000**

**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.

- Development Opportunity
- Planning Passed for 3 Detached Dwellings
- Prime Village Location
- Convenient to Local Amenities
- Planning Ref: R/2007/0012/RM

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			



# 21A Downpatrick Road

Ardglass, BT30 7SF



## Directions

3 building sites with planning permission. Red bungalow into Ashdale gardens.

This is a superb opportunity to acquire development land in a prime location off Ashdale Gardens in Ardglass. The site presently has planning for 3 detached properties, c.1900 sq ft and footings are in for one. The sites are £45,000 each, available as one lot at £135,000

Planning Application Ref: R/2007/0012/RM

There is a pleasant rural outlook from each site yet within walking distance of the village amenities including the local primary school, Ardglass Golf Club and Phennick Cove Marina.

For further particulars contact agents.