



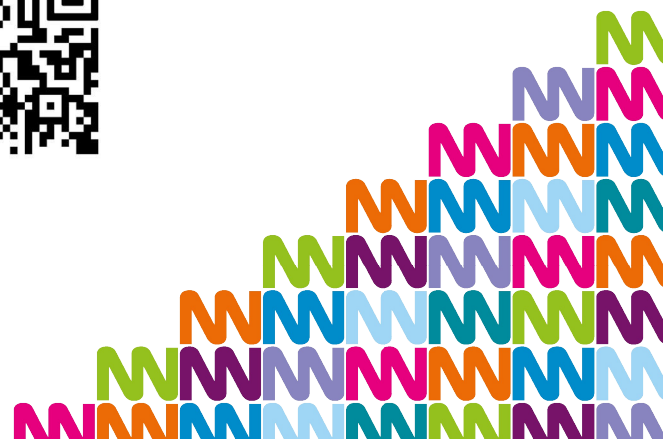
**23 Kildare Street**  
Ardglass  
BT30 7TR

**Offers In The  
Region Of £350,000**

- Stunning Unique Detached Home
- Flexible Accommodation
- Fabulous Coastal Views
- Wine Cellar
- Master Bedroom Suite
- Further Three Bedrooms
- Utility Room
- Centrally Located to Local Amenities
- Chain Free Sale



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





Steeped in history, this unique home has been affectionately updated by the current owners and would make an excellent family or holiday home conveniently situated to Ardglass Golf Club, Phennick Cove Marina and the delightful coastal areas sweeping from Strangford to Tyrella.

Spread over three floors, the property boasts flexible accommodation comprising of a large first floor open plan living, kitchen and dining room offering stunning views over the Marina, Ardglass Harbour and beyond, four bedrooms including Master En-Suite with Walk in Robes, family bathroom, wine cellar and utility room.

Only by internal inspection will you fully appreciate this fabulous home. High interest is expected. Early viewing highly advised by calling Aoibheann on 07710 308 955.

#### ENTRANCE PORCH

#### ENTRANCE HALL

with access to cloakroom storage and linen closet

#### BEDROOM 2

#### BATHROOM

#### INNER HALLWAY

#### BEDROOM 1

#### ENSUITE BATHROOM

#### WALK IN WARDROBE

#### LOWER GROUND FLOOR

#### WINE CELLAR

#### STORE ROOM

#### BEDROOM 4

#### UTILITY ROOM

#### FIRST FLOOR LANDING

leading to WC

#### BEDROOM 3

#### LIVING / KITCHEN / DINING ROOM

#### BALCONY

#### MORTGAGE ADVICE

If you require financial advice on the purchase of this home, please do not hesitate to contact DONNAN RITCHIE from Ritchie & McLean Mortgage Solutions on 07545 576 819.



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For any enquiry relating to this property, please contact

**Aoibheann Dagens**

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#### Ballynahinch Branch

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Ballynahinch BT24 8AB

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Downpatrick BT30 6LP

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Banbridge BT32 3JS

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#### General Enquiries

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Estate Agents

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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.