



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

72
66

Northern Ireland

EU Directive 2002/91/EC

3 Kildare Quay, Downpatrick, BT30 7RT

£89,950

3 Kildare Quay, Downpatrick, BT30 7RT

PUBLIC NOTICE

3 Kildare Quay, Ardglass, BT30 7RT

We are acting in the sale of the above property and have received a Cash offer of £100,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: 66

This two bedroom duplex apartment offers lovely views towards Ardglass Marina from the two balcony's one from the open plan living and kitchen area and another from the master bedroom which is also ensuite. There is off street parking available. Within walking distance to shops and Ardglass Golf Club and only a short commute to Downpatrick, Newcastle and beyond.



Entrance Hall

Wooden flooring

open plan Lounge

12'6 x 11'0

Wooden flooring. French double doors to balcony with views over Ardglass Marina.

open plan from Kitchen

High and low level units with single drainer sink unit with integrated electric hob and oven with extractor fan. Wooden flooring.

Bedroom Two

8'7 x 6'4

Wooden flooring.

Lower Level

Master Bedroom

12'6 x 11'0

Wooden flooring. Double doors to balcony with views towards Ardglass Marina.

Rear Hall

Bathroom

Panelled bath with hand shower, pedestal wash hand basin, low flush w.c., Tiled at splashback. Tiled floor.

Utility Room





Please note we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

NETWORK STRENGTH - LOCAL KNOWLEDGE

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UPS

12 English Street
Downpatrick
County Down
BT30 6AB

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9047 1515