



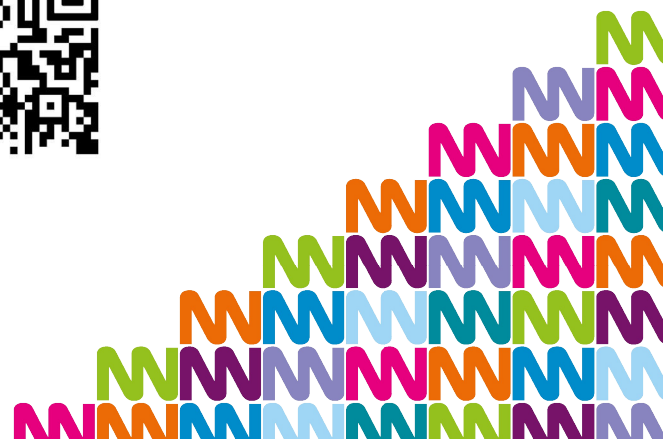
**13 Whiterock Drive**  
Ardglass  
BT30 7TH

**Offers In The Region Of  
£129,995**

- Semi Detached Family Home
- Three Bedrooms with Built in Storage
- Open Plan Kitchen & Dining Area
- Lounge with Open Fire
- Utility Area & Integral Garage
- Oil Fired Central Heating
- Off Road Parking
- Easily Maintained Outdoor Areas
- Close Proximity 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			
(55-68) D		63	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





This semi detached home is a welcome addition to the thriving property market.

Situated in a quiet, and much sought after development, just off the Strangford Road, this semi detached home is sure to appeal to a variety of purchasers, ideally located to take full advantage of all the villages local amenities and within a short walk of the open countryside, with a regular bus service passing the development.

### ACCOMMODATION

This sizeable property boasts to the ground floor, open plan kitchen with dining area, utility area and lounge with open fire. The family bathroom is located on the first floor, along with three bedrooms, all with built in storage.

### OUTSIDE

Externally the property is further enhanced with easily maintained front lawn, off road parking, integral garage and enclosed entertaining area to the rear.

### MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email Donnan on donnan@ritchiemclean.co.uk Donnan is based in our Downpatrick branch.

### CONTACT

To organise your viewing, please contact Edel on 07703 612 257 or downpatrick@quinnestateagents.com



For any enquiry relating to this property, please contact

**Edel Curran**

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07703612257  
07703 612 257

### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

### Downpatrick Branch

49-51 Market Street  
Downpatrick BT30 6LP  
028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

### General Enquiries

sales@quinnestateagents.com



13 Whiterock Drive, Ardglass, Downpatrick

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.

**QUINN**  
Estate Agents

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