



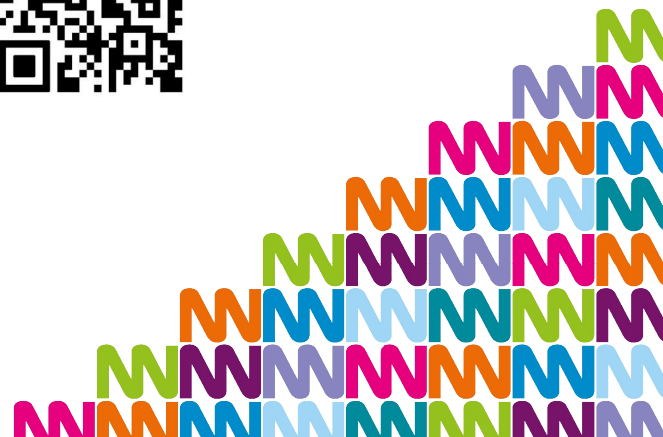
**14 Strangford Road**  
 Ardglass  
 BT30 7SG

**Offers In The Region Of**  
**£115,000**

- End Terrace Home
- Flexible Accommodation
- Ground Floor Bedroom
- Generous Living Room
- Kitchen & Dining Area
- Utility Room
- Ground Floor WC
- Off Road Parking & Detached Garage
- Chain Free Sale
- Early Viewing Recommended



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		67
(55-68)	D	45	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			







Centrally located in the heart of the village and conveniently located to take full advantage of all the local amenities as well as being within a short walk of the open countryside, 14 Strangford Road is a welcomed addition to the 2024 property market.

Although requiring a degree of modernisation, this home is sure to appeal to many, whether starting off on the property ladder or seeking an investment.

Early viewing is encouraged and can be organised by contacting Edel on 07703 612 257.

### ACCOMMODATION

Boasting flexible accommodation across two floors, this property comprises generous living room, kitchen and dining area, utility room, WC and bedroom on the ground floor, while the family bathroom and three double bedrooms are located on the first floor.

### OUTSIDE

Externally the property is enhanced with off road parking, detached garage, easily maintained area to the front and enclosed garden 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@ritchieclean.co.uk](mailto:donnan@ritchieclean.co.uk). Donnan is based in our Downpatrick branch.

### CONTACT US

To organise your viewing, please contact Edel on 07703 612 257 or [edel@quinnestateagents.com](mailto:edel@quinnestateagents.com)



For any enquiry relating to this property, please contact

**Edel Curran**

[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com)  
07703612257

### 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](mailto:sales@quinnestateagents.com)



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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