



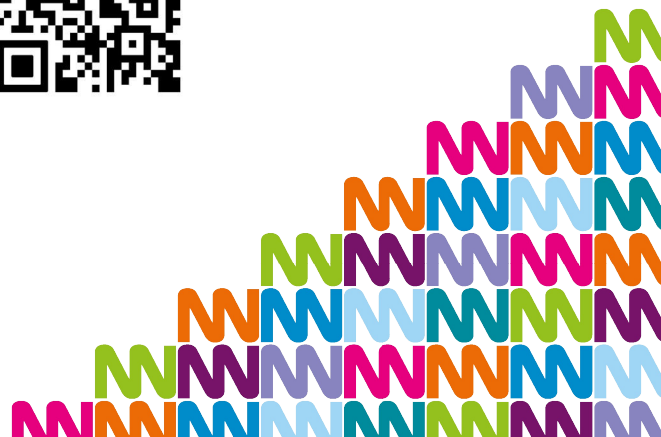
216 Ardglass Road
Downpatrick
BT30 7ED

**Offers In The Region Of
£285,000**

- Detached Family Bungalow
- Three Double Bedrooms
- Two Reception Rooms
- Conservatory
- Open Plan Kitchen & Dining Area
- Utility Room & WC
- Enclosed Rear Garden & Entertaining Area
- Ample Off Road Parking
- Oil Fired Central Heating
- 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Nestled less than two miles from the charming coastal village of Ardglass, this delightful bungalow exudes a Continental feel, blending rustic charm with modern comfort.

Surrounded by a picturesque rural landscape, it offers a serene and idyllic retreat.

The bungalow features spacious living areas, perfect for savoring the tranquil countryside views, while being conveniently close to the vibrant coastal community and its amenities.

Externally the property features a spacious garage, front and rear gardens and entertaining area.

ACCOMMODATION

Boasting three double bedrooms, all with built in robes including principle bedroom en-suite, family bathroom, two reception rooms, conservatory, open plan kitchen and dining area, utility room and store area with access to integral garage, this home offers adaptable accommodation throughout.

In addition, although previous outline planning permission has lapsed, there is the opportunity to extend upstairs, subject to statutory approvals.

OUTSIDE

Private pillared entrance to spacious paved driveway and integral garage. The gardens are laid in lawn, feature stone borders, gardenbeds, and offer ample space for entertaining with patio garden accessed from the sunroom.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please contact Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email donnan@ritchieclean.co.uk

CONTACT US

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



For any enquiry relating to this property, please contact

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General Enquiries

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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.

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