



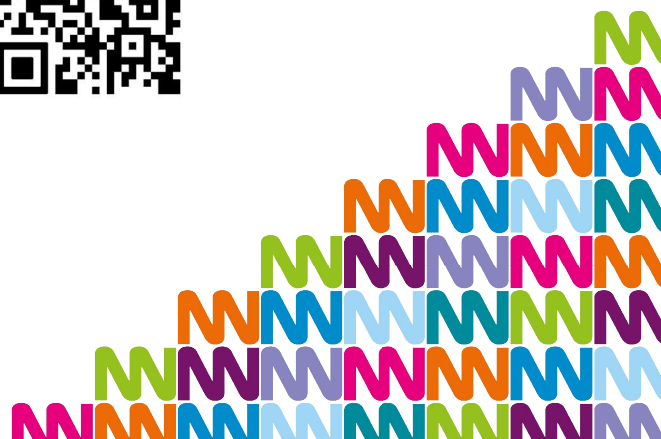
**47 Kildare Street**  
 Ardglass  
 BT30 7TR

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

- Mid Terrace Home
- Recently Renovated Throughout
- Open Plan Kitchen, Dining & Living Areas
- Flexible Accommodation Across Three Floors
- Oil Fired Central Heating
- Centrally Located
- Ideal Investment or Starter Home
- Chain Free Sale
- Early Viewing Highly Encouraged



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		41	54
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





This charming, chain free mid-terraced home in the picturesque fishing village of Ardglass has recently undergone a thoughtful renovation, blending modern comforts with its traditional character.

Move-in ready, the property boasts fresh interiors with updated fixtures and fittings, offering a perfect blend of style and functionality.

47 Kildare Street provides a cozy retreat with the added charm of coastal living, just steps away from the harbour and local amenities.

#### ACCOMMODATION

The ground floor comprises modern fitted kitchen, open plan living and dining area with fire. The first floor boast three good sized bedrooms, along with the family bathroom. The second floor offers further accommodation and ample storage.

#### OUTSIDE

Externally the property has on street parking, while the rear yard is both private and easily maintained.

#### MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email [donnan@ritchiemclean.co.uk](mailto:donnan@ritchiemclean.co.uk)  
Donnan is based in our Downpatrick branch.

#### ENQUIRIES TO

Edel Curran:  
[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com) or 07703 612 257



For any enquiry relating to this property, please contact

**Edel Curran**

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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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