



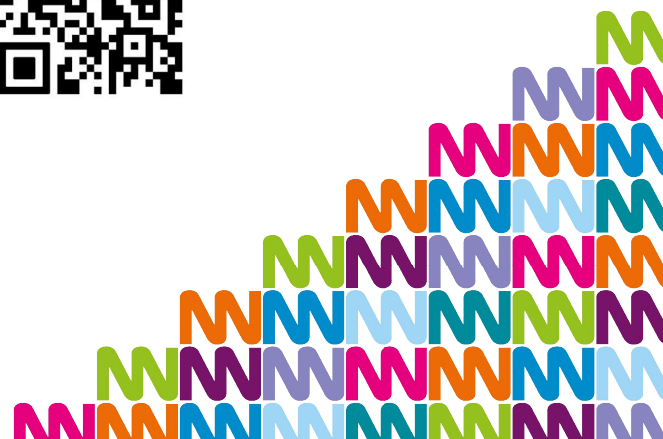
1b Strangford Road
 Ardglass
 BT30 7SG

Offers In The Region Of
£119,950

- Modern Semi Detached Home
- Two Large Bedrooms
- Open Plan Kitchen & Dining Room
- Lounge
- Ground Floor Bathroom
- Easily Maintained Outdoor Areas
- High EPC Rating
- Off Street Parking
- Centrally Located
- Chain Free Sale



| Energy Efficiency Rating | | Current | Potential |
|--|---|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | 85 | 85 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |





This chain free, move-in-ready property, located just off the Strangford Road, in the charming and sought-after fishing village of Ardglass, offers the perfect blend of coastal living and convenience. With its modern amenities and tasteful finishes, the property is ideal for use as a holiday retreat or starter home.

Just moments from the picturesque harbour and local attractions, it provides an inviting base to enjoy the area's rich maritime history and vibrant community, making it an excellent choice for a relaxing getaway.

ACCOMMODATION

The ground floor comprises lounge, open plan kitchen with dining area and family bathroom. There are two large bedrooms on the first floor.

OUTSIDE

Externally the property boasts an easily maintained, enclosed entertaining area and off street parking.

MORTGAGE ADVICE

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

ENQUIRIES TO

Edel Curran:
edel@quinnestateagents.com or 07703 612 257



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com
07703 612 257

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

15 Market Street
Downpatrick BT3 06LR
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

downpatrick@quinnestateagents.com



1B Strangford Road, Ardglass

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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