

Tim Martin
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10 Castle Cove
Ardglass
BT30 7WD

Offers Around
£225,000

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SUMMARY

This well presented townhouse, enjoys an enviable location within this popular residential development, set within walking distance of Ardglass.

The property is perfect for the first time buyer, young couple / family or those seeking a holiday home / let. Fitted with oil fired central heating and double glazing, the accommodation is beautifully appointed throughout with the ground floor comprising of a spacious lounge with double doors leading out into the rear gardens, a modern fitted kitchen with dining area, utility room and WC. The first floor boasts three excellent sized bedrooms including the principal bedroom with an ensuite shower room and a family bathroom, complete with a modern white suite.

Outside, the rear gardens are laid out in lawn with a paved patio and decking area all of which enjoy stunning views over Ardglass harbour.

Ardglass is a popular fishing village set approximately 6 miles from Downpatrick. The village enjoys a range of local shops, cafes, pub, local church and primary school and the renowned Ardglass Golf Club – visited by many golfers from all over the world.

This is undoubtedly a fantastic opportunity to acquire a modern home in a quaint village, full of character and charm.

FEATURES

- Well Presented Townhouse with Stunning Views over Ardglass Harbour
- Perfect for the First Time Buyer, Young Couple or Those Seeking a Holiday Home / Let
- Bright and Spacious Lounge
- Modern Fitted Kitchen with Casual Dining Area
- Utility Room, Store and Separate WC
- Three Excellent Sized Bedrooms Including the Principal Bedroom with an Ensuite Shower Room
- Bathroom Fitted with a Modern White Suite
- Oil Fired Central Heating and Double Glazing
- Enclosed Rear Gardens Laid out in Lawn with a Patio and Decking Area all of which overlook Ardglass Harbour
- Situated Within Walking Distance of Local Primary School, Church, Pub, Shop and the Renowned Ardglass Golf Club and Approximately 6 Miles from Downpatrick

Entrance Hall

Hardwood entrance door with matching sidelights; tiled floor; telephone connection point.

WC

7'6 x 4'0 (2.29m x 1.22m)

White suite comprising close coupled WC and pedestal wash hand basin; tiled floor; extractor fan.

Lounge

19'9 x 12'1 (6.02m x 3.68m)

Beautiful Granite fireplace and matching hearth; wood laminate floor; TV and telephone connection points; glazed Upvc double doors to rear gardens.

Kitchen

15'4 x 12'4 (4.67m x 3.76m)

Excellent range of Oak high and low level cupboards and drawers with matching glazed display cupboards incorporating Blanco 1½ tub stainless steel sink unit with mixer taps; integrated Indesit Electric under oven with Indesit 4 ring ceramic hob; concealed extractor unit over; Tricity Bendix fridge / freezer; Indesit dishwasher; formica worktops; tiled splashback; tiled floor.

Hallway / Store

6'11 x 3'2 (2.11m x 0.97m)

Utility Room

8'1 x 7'3 (2.46m x 2.21m)

Compact range of Oak high and low level cupboards incorporating single drainer stainless steel sink unit with mixer taps; washing machine and tumble dryer; formica worktops; tiled splashback; tiled floor; glazed Upvc door to rear.

First Floor / Landing

Access to roofspace; hotpress with Santon premier Plus hot water tank; shelving.

Bedroom 1

13'3 x 9'7 (4.04m x 2.92m)

Wood laminate floor; TV and telephone connection point.

Bedroom 2

13'4 x 9'8 (4.06m x 2.95m)

Wood laminate floor; TV and telephone connection point.

Bathroom

8'6 x 7'4 (2.59m x 2.24m)

Modern white suite comprising panelled bath; separate tiled shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted shower doors; pedestal wash hand basin; low flush WC; part tiled walls; tiled floor; extractor fan.

Principal Bedroom

13'0 x 12'0 (3.96m x 3.66m)

Wood laminate floor; TV and telephone connection points; built in wardrobe; glazed Upvc double doors to Juliet balcony.

En Suite Shower Room

7'9 x 6'4 (2.36m x 1.93m)

Modern white suite comprising separate tiled shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted folding shower door; pedestal wash hand basin; low flush WC; tiled floor; extractor fan.

Outside

Front garden laid out in lawn with hedging; enclosed rear garden laid out in lawn with decking and paved patio area; fabulous views over Ardglass Harbour; outside light; PVC oil storage tank; oil fired boiler; gated alleyway for bins, oil etc.

Tenure

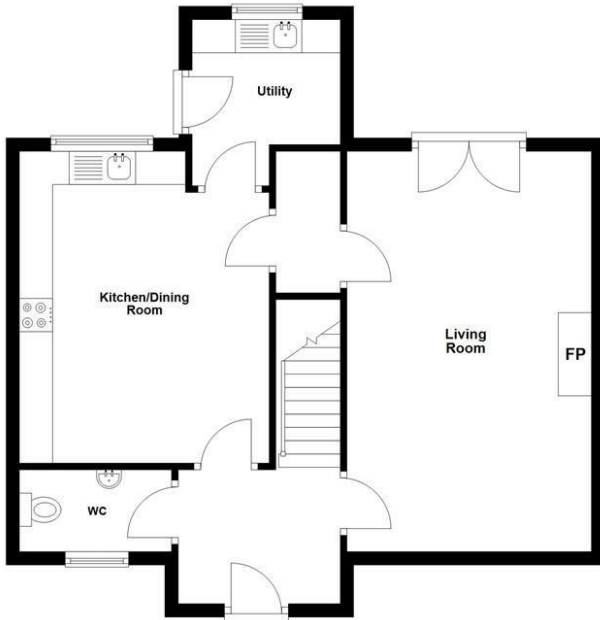
Freehold

Capital / Rateable Value

£105,000. Rates Payable = 1066.00 Per Annum (Approx)

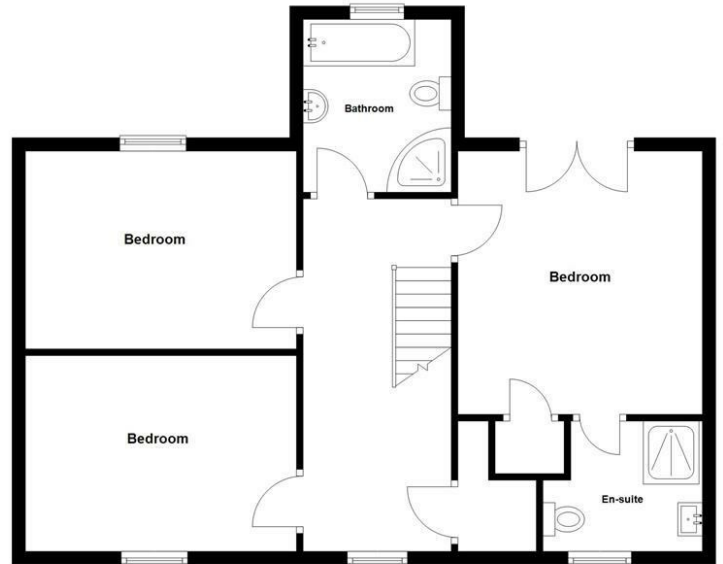
Ground Floor

Approx. 58.1 sq. metres (625.7 sq. feet)



First Floor

Approx. 66.0 sq. metres (710.4 sq. feet)



Total area: approx. 124.1 sq. metres (1336.1 sq. feet)

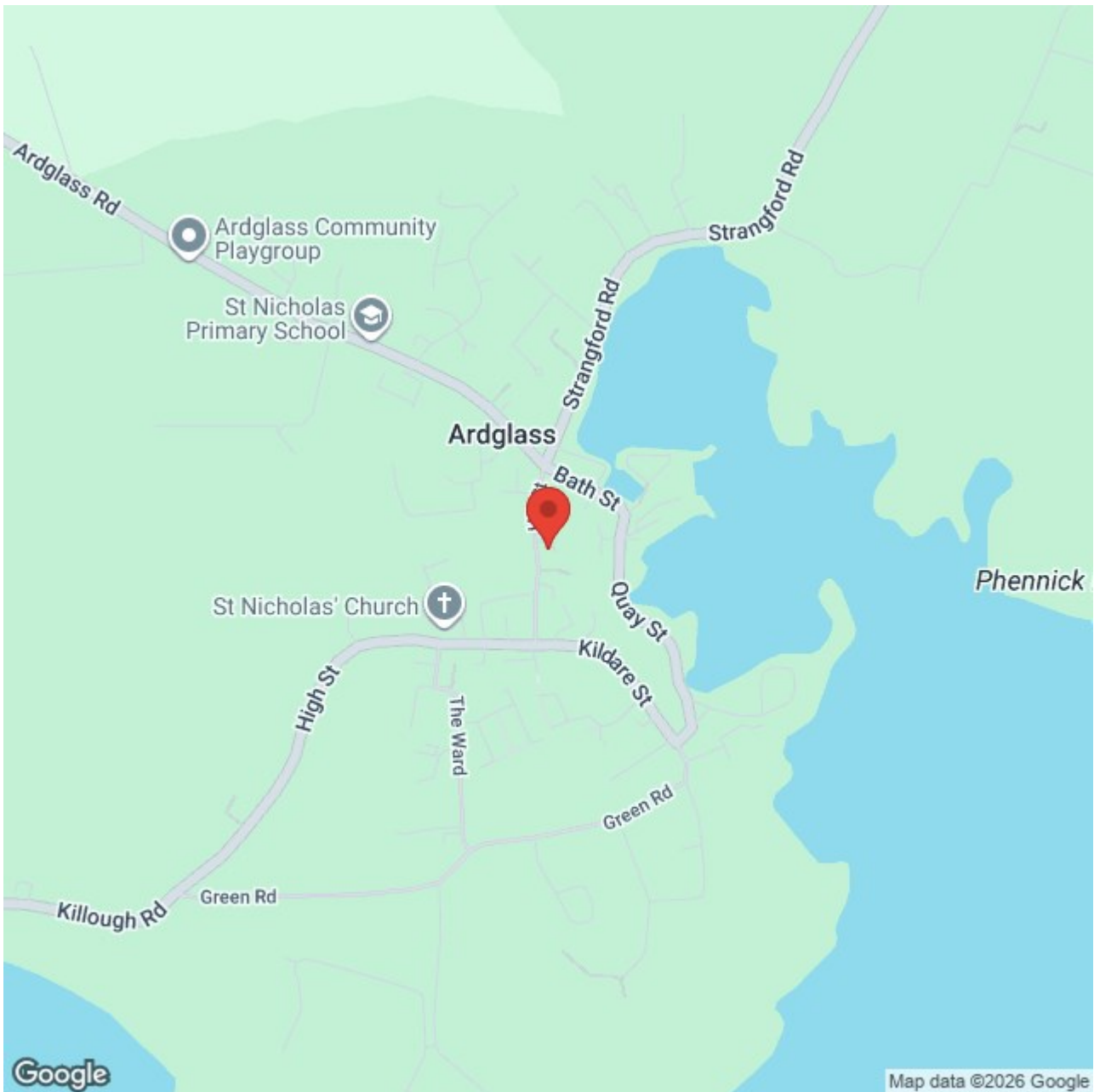
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Plan produced using PlanUp.

10 Castle Cove, Ardglass









Google

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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			
		70	76

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