



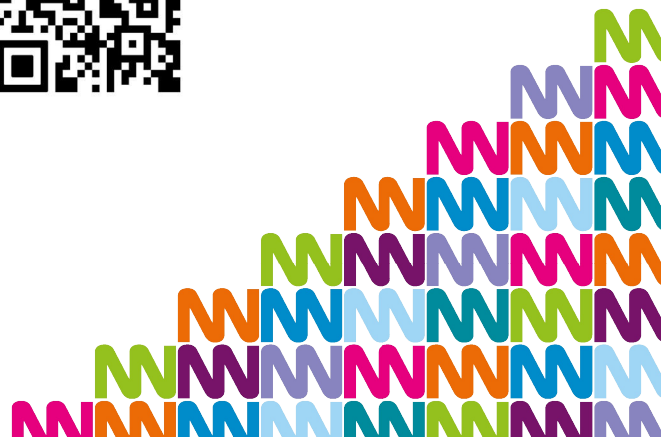
**41 Kildare Street**  
Ardglass  
BT30 7TR

**Offers In The Region Of  
£139,950**

- Detached Cottage
- Adaptable Accommodation
- Three Bedrooms
- Two Reception Rooms
- Loft & Attic Room
- Garden Room & Workshop
- Enclosed Rear Garden & Entertaining Area
- Spectacular Harbour & Marina Views
- Chain Free Sale
- Appealing To Cash Buyers Only



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			





## APPEALING TO CASH BUYERS ONLY

This detached extended cottage is centrally located in the well known fishing village of Ardglass and would make an excellent family or holiday home conveniently situated to Ardglass Golf Club, Phennick Cove Marina and the delightful coastal areas sweeping from Strangford to Killough.

While the home would now benefit from modernisation, it offers generous proportions and a highly adaptable layout, providing the perfect canvas for those looking to design and tailor a home to their own tastes and lifestyle.

The property comprises two reception areas, three bedrooms, kitchen and bathroom, with a first floor loft and attic room. Externally, the property also boasts an outdoor garden room and workshop.

The deceptively spacious, split level rear garden and entertaining area offers delightful views over Ardglass harbour and beyond, providing the perfect setting for outdoor dining, relaxing, and entertaining, while offering the new owner an excellent opportunity to create a truly stunning private retreat.

## ENQUIRIES TO

Edel Curran:

edel@quinnestateagents.com or 07703 612 257



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.



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

49 - 51 Market Street  
Downpatrick BT30 6LP

**028 4461 2100**

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS

**028 4062 2226**

### Carryduff Branch

14B Ballynahinch Road  
Carryduff BT8 8DN

**028 9081 2422**

### General Enquiries

downpatrick@quinnestateagents.com

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