



## 12 Kildare Street

Ardglass  
BT30 7TR

£750 Per Month

- Mid Terrace
- Two Bedrooms
- Open Plan Living/Dining
- Enclosed Rear Area
- Ideally Located
- Oil Fired Central Heating
- Available Now



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Located in the charming village of Ardglass, this Mid Terrace Two Bedroom property is now available to the rental market. This property would be ideal for individuals or small families seeking comfort and convenience.

Upon entering, you are welcomed into inviting hallway leading to an open-plan living and dining area. The property further comprises of spacious kitchen, two bedrooms, and family bathroom.

Externally the property benefits from an enclosed, rear paved area.

Full deposit and first months rent are payable in advance. This property is offered for a minimum period of 12 months. The property is available on an unfurnished basis and available for occupancy from 1st August.

Email [downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com) to request an application form alternatively please call our Downpatrick Office on 02844612100.



For any enquiry relating to this property, please contact

**Kayleigh Smyth**

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07710308955

#### 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](mailto:downpatrick@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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