



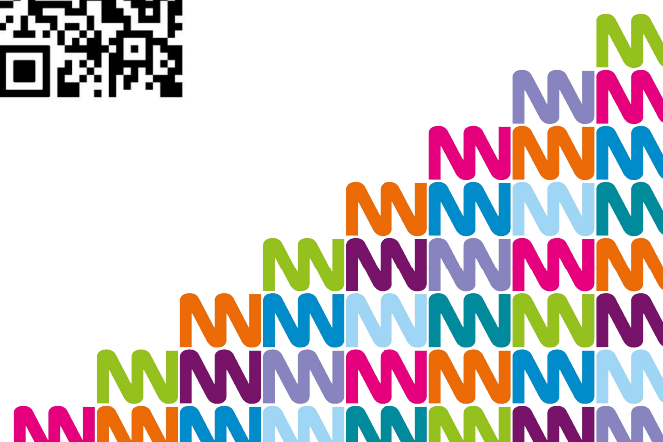
12 High Street
 Ardglass
 BT30 7TU

Offers In The Region Of
£134,950

- Mid Terrace Home
- Two Double Bedrooms
- Double Aspect Lounge With Open Fire
- Generous Fitted Kitchen
- First Floor Bathroom
- Recently Decorated Throughout
- Oil Fired Central Heating
- Enclosed Rear Entertaining Area & Parking
- Conveniently Located
- Prompt Viewing 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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Move straight in and enjoy coastal village living in this beautifully presented, recently decorated two bedroom mid terrace home in the heart of Ardglass.

Offering comfortable accommodation throughout, the property comprises a spacious double aspect lounge with open fire, fitted kitchen, and two generous double bedrooms, both benefiting from built in storage.

Externally, is an enclosed paved entertaining area together with the added convenience of parking.

An ideal starter home, holiday retreat or investment opportunity, this attractive home is perfectly positioned to enjoy all that this sought after coastal village has to offer, as well as good public transport links to Downpatrick.

Located within close proximity to all local amenities including Ardglass Golf Club, Phennick Cove Marina and situated along the scenic coastal route from Tyrella to Strangford, this is an excellent opportunity to embrace life by the sea.

Prompt viewing is encouraged.

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



12 High Street, Ardglass



For any enquiry relating to this property, please contact

Edel Curran

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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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Estate Agents

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.