



**226 Ardglass Road**  
Downpatrick  
BT30 7ED

**Offers In The Region Of  
£339,950**

- Detached Family Home
- Flexible Accommodation
- Four Double Bedrooms, Three Ground Floor
- Principle Bedroom, Dressing Room & En-Suite Bathroom
- Luxurious Kitchen
- Utility Room
- Double Aspect Lounge With Stove
- Sun Room & Dining Area
- Mature Gardens, Ample Parking & EV Charger
- Must Be Viewed To Be Appreciated

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





This tastefully presented, extended family home, enjoys a superb setting less than two miles from the charming fishing village of Ardglass, offering a wonderful blend of space, comfort and flexibility.

Approached by a gated driveway, this home has thoughtfully laid out ground floor accommodation comprising generous double aspect lounge with stove, three bedrooms, luxurious kitchen, sunroom with dining area and stove, utility room and shower room, while the first floor boasts the principle bedroom suite, including dressing room and en-suite bathroom.

The current owners have created an impressive home with adaptable accommodation ideally suited to modern family living, complemented by generous outdoor entertaining spaces with mature lawns and shrubbery with ample parking and the added convenience of an EV charging point.

One of its most striking features is the uninterrupted outlook towards the Mourne Mountains.

This is a rare opportunity to acquire a beautifully maintained property in a peaceful yet highly accessible location with good transport links to Downpatrick which is only five miles away.

#### MORTGAGE ADVICE

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

#### ENQUIRIES TO

Edel Curran:  
[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com) or 07703 612 257



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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](mailto:downpatrick@quinnestateagents.com)

**QUINN**  
 Estate Agents

[quinnestateagents.com](http://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.