

3 The Square
Ballynahinch
BT24 8AE

49 - 51 Market Street
Downpatrick
BT30 6LP

3 Newry Street
Banbridge
BT32 3EA

Sales and lettings:
banbridge@quinnestateagents.com
ballynahinch@quinnestateagents.com
downpatrick@quinnestateagents.com
www.quinnestateagents.com

QUINN

Property Sales & Letting Specialists

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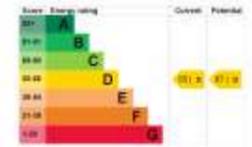


1 Ardglass Road, Downpatrick

**1 Ardglass Road
Downpatrick
BT30 6JQ**

**Offers in the Region of
£240,000**

- Detached Family Home
- Five Bedrooms
- Open Plan Living & Dining Area
- Family Room
- Ground Floor Shower Room
- Kitchen & Utility Room
- Double Garage
- Ample Off Road Parking
- Centrally Located
- Early Viewing Encouraged



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Situated on an elevated site, offering superb views across Downpatrick and beyond, this beautifully presented, exceptionally spacious, detached family home is ideally located to take full advantage of all the local amenities and within a short walk of the open countryside.

Approached by a tarmac driveway, this home has thoughtfully laid out, flexible accommodation, currently laid out as family room, reception & dining room, kitchen, utility area, ground and first floor washrooms and five sizeable bedrooms.

The property boasts mature lawns to the front, with delightful planting and shrubbery throughout, giving excellent privacy.

The property is further enhanced with a rear paved patio area, covered porch and double garage.

A forever home, which is sure to have plenty of interest!

Book your viewing with Edel in our Downpatrick branch.

INTERNAL ACCOMMODATION COMPRISES:

ENTRANCE HALL

INNER HALLWAY

LIVING / DINING ROOM
28' 4" x 11' 11"
(8.64m x 3.63m)

FAMILY ROOM
11' 11" x 13' 4"
(3.63m x 4.06m)

KITCHEN
17' 1" x 15' 8"
(5.21m x 4.78m)

UTILITY ROOM
9' 11" x 10' 0"
(3.02m x 3.05m)
Option to use as dining room / play room / home office

SHOWER ROOM
6' 2" x 5' 7"
(1.88m x 1.7m)

FIRST FLOOR LANDING

BEDROOM 1
17' 2" x 10' 8"
(5.23m x 3.25m)

BEDROOM 2
13' 10" x 11' 5"
(4.22m x 3.48m)

BEDROOM 3
10' 9" x 13' 4"
(3.28m x 4.06m)

BEDROOM 4
12' 10" x 8' 11"
(3.91m x 2.72m)

BEDROOM 5
7' 5" x 11' 10"
(2.26m x 3.61m)

BATHROOM
13' 1" x 5' 9"
(3.99m x 1.75m)

EXTERNALLY

COVERED REAR PORCH

GARAGE 1
22' 6" x 16' 3"
(6.86m x 4.95m)
plumbed for services

GARAGE 2
8' 9" x 16' 2"
(2.67m x 4.93m)
access to outdoor WC



Terms & Conditions
Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspection of the property. None of the appliances or installations have been tested in anyway whatsoever. It is our recommendation that a purchaser should fully satisfy themselves by way of survey by an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room.

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.

