





ULSTER PROPERTY SALES

# UPS

**Energy Efficiency Rating**

| Band | Score Range | Current | Potential |
|------|-------------|---------|-----------|
| A    | 92-100      |         |           |
| B    | 81-91       |         |           |
| C    | 69-80       |         |           |
| D    | 55-68       |         |           |
| E    | 45-54       |         |           |
| F    | 35-44       |         |           |
| G    | 2-34        |         |           |

Current Rating: **E** (Score: 50)

Potential Rating: **C** (Score: 58)

Energy Efficiency Rating: **E**

Score: 50

Maximum Potential: 58

Minimum Potential: 2

Energy Efficiency Rating: **E**

Score: 50

Maximum Potential: 58

Minimum Potential: 2

Northern Ireland

EU Directive 2002/91/EC

## 2 Castle Place, Ardglass, BT30 7TP

Offers Around £395,000



## 2 Castle Place, Ardglass, BT30 7TP

This much admired detached Georgian home is located adjacent to the prestigious Ardglass Golf Club. The property benefits from this location both inside and out with the private back gardens including a raised patio with views over the Golf Club to the Irish Sea. The first floor highly glazed sitting room captures the views beautifully. The accommodation is full of character and individual features and comprises four bedrooms, bathroom and shower room, sitting room, kitchen/dining/family and separate utility with upstairs sun room and study. There is a detached matching garage and oil fired central heating. There is also a well in the back patio. This special home and its strategic location enables both the proximity of the Golf Club and Ardglass Marina along with easy access to the area's beaches to be easily reached.



## Entrance Hall

## Sitting Room

**14'9 x 12'6**

Feature brick fireplace with raised tiled hearth. Solid wooden flooring. Door to garden.

## Kitchen/dining/family room

**22'9 x 15'01**

Range of high and low level units with Belling oven and 4 ring hob, integrated fridge. Single drainer stainless steel sink unit. Tiled floor. Patio doors to rear garden. Side door to courtyard.

## Utility area to Shower Room

**19'10 x 10'1**

Utility Area with shelving and plumbed for washing machine. Through to shower room with low flush w.c., pedestal wash hand basin, electric shower.

## Bedroom One

**10'02 x 6'9**

Solid wooden flooring. double aspect window.

## First floor

## Sitting Room

**11'9 x 10'4**

Feature corner window with Beautiful views towards Ardglass Golf club, Castle, Golf course and sea views.

## Bathroom

White low flush w.c., pedestal wash hand basin, panelled bath and shower cubicle with wall shower.

## Bedroom Two

**15'6 x 10'8**

Rear facing with Sea views.

## Bedroom Three

**17'3 x 12'6**

Rear facing with Sea Views.

## Bedroom Four

**15'9 x 12'0**

Rear and side facing with sea views

## Study

**8'3 x 6'6**

currently used as linen room. Front facing.

## Outside

Enclosed rear gardens with courtyard, paved patio area with views towards Ardglass Golf Club, Castle and Sea. Gardens in lawn to the rear.

## Garage

There is a detached matching garage with access onto Quay Brae.























Please note we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.