



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Northern Ireland

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.

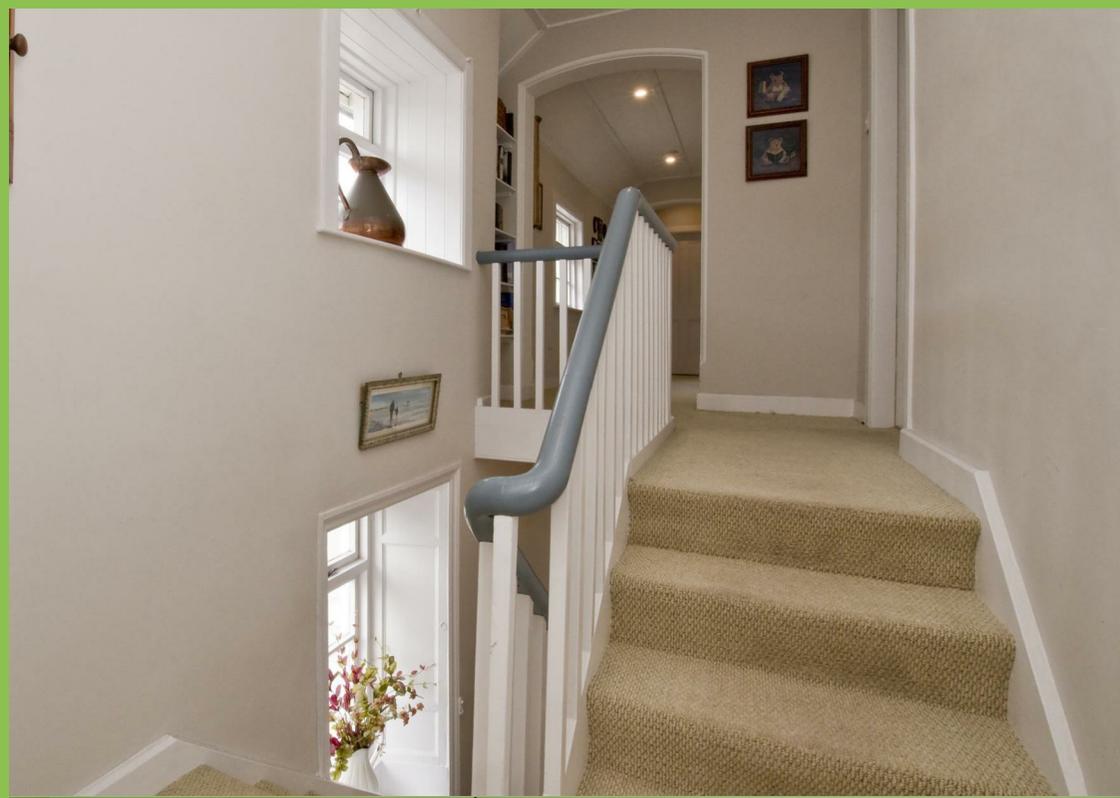
Outside

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

Garage

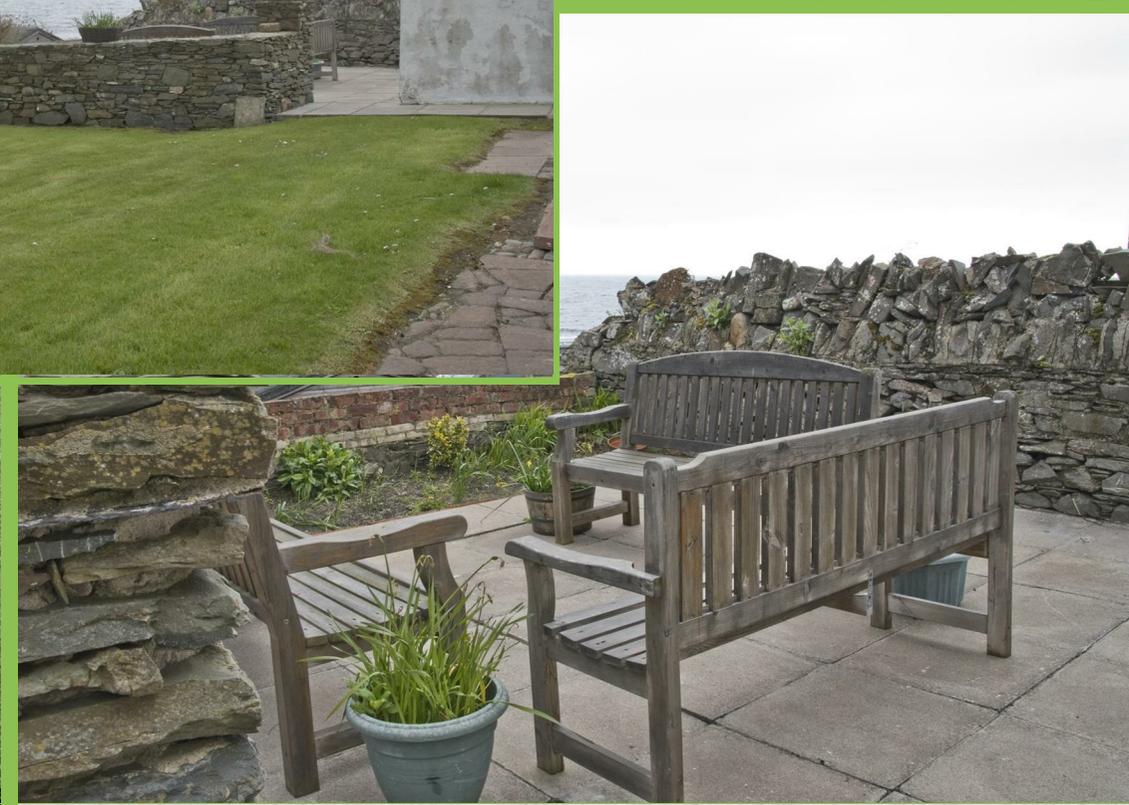
There is a detached matching garage with access onto Quay Brae.













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.

NETWORK STRENGTH - LOCAL KNOWLEDGE

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UPS

12 English Street
Downpatrick
County Down
BT30 6AB

ANDERSONSTOWN
028 9060 5200

BALLYNAHINCH
028 9756 1155

CAUSEWAY COAST
0800 644 4432

FORETSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYHACKAMORE
028 9047 1515

BANGOR
028 9127 1185

CAVEHILL
028 9072 9270

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9047 1515

BALLYMENA
028 2565 7700

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929