



5 Phennick Way
Ardglass
BT30 7UX

**Offers In The Region Of
£169,950**

- Semi Detached Family Home
- Three Bedrooms, One with Built in Storage
- Generous Living Room with Open Fire
- Open Plan Kitchen & Dining Area
- Conservatory
- Oil Fired Central Heating
- Ample Off Road Parking
- Enclosed South Facing Patio & Rear Garden
- Superb Rural Views
- Viewing Strictly By Appointment via Edel 07703 612 257



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		52	61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Ideally located at the edge of Ardglass on the Downpatrick Road, with stunning rural views from the rear of the property, this semi detached family home is a welcomed addition to the 2024 sales market.

Situated to take full advantage of all the villages local amenities and within a short walk of the open countryside, this home is sure to appeal to a variety of purchasers.

ACCOMMODATION

Measuring approximately 1100 sq ft, this very well cared for family home, comprises to the ground floor a generous living room with open fire and back boiler, open plan kitchen and dining area and conservatory.

The family bathroom, with linen closet and three bedrooms, one with built in storage are located on the first floor.

OUTSIDE

Externally the property is further enhanced with easily maintained front lawn, ample off road parking and enclosed south facing patio area and garden to the rear.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email Donnan on donnan@ritchiemclean.co.uk Donnan is based in our Downpatrick branch.

CONTACT

To organise your viewing, please contact Edel on 07703 612 257 or downpatrick@quinnestateagents.com



For any enquiry relating to this property, please contact

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General Enquiries

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5 Phennick Way, Ardglass, Downpatrick

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.

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