



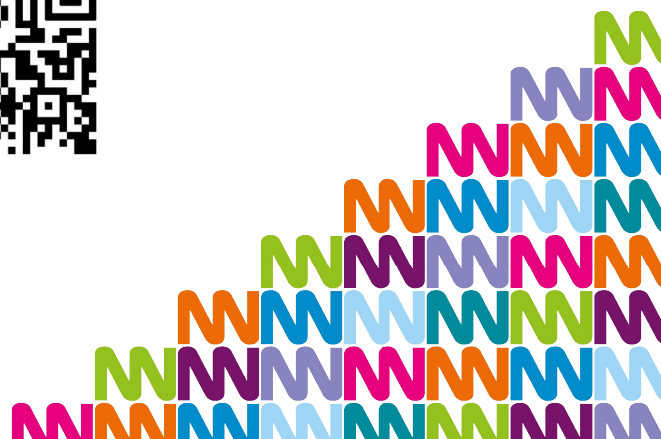
**15a Ardglass Road**  
Kilclief  
BT30 7NS

**Offers In The Region Of  
£350,000**

- Luxurious Detached Bungalow
- Three Bedrooms, Two En-Suite
- Open Plan Living / Kitchen / Dining Area
- Sun Room
- Utility Room
- Enclosed Rear Entertaining Area
- Ample Off Road Parking
- Beautifully Presented Throughout
- Much Sought After Coastal Location
- Early Viewing Encouraged



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		





Built in 2021, this stunning detached bungalow has been finished to a very high standard throughout.

The sea air can be felt from the beautiful gardens laid out in lawns, trees, shrubs and patio area.

A tranquil location with views over The Narrows, conveniently situated to the small hamlet of Kilclief, 2 minutes from the coastline of beaches, 2½ miles from the village of Strangford and less than 20 minute drive to Downpatrick.

This home is flooded with natural light and the modern decor will surely appeal to those seeking a property with nothing to do but move in and enjoy!

Prompt viewing is highly recommended and can be organised by contacting Edel Curran on 07703 612 257.

#### ACCOMMODATION

Boasting underfloor heating in the living areas, the accommodation comprises open plan living, dining and luxury kitchen, this home is further enhanced with utility room, sunroom, cloakroom suite, three bedrooms including two with en-suite shower rooms.

#### OUTSIDE

Externally the property boasts ample off road parking, easily maintained front garden, paved entertaining area and two garden areas 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 US



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.



For any enquiry relating to this property, please contact

**Edel Curran**

edel@quinnestateagents.com  
07703612257

#### 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

#### General Enquiries

sales@quinnestateagents.com

**QUINN**  
Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)