



2 Green Road

Ardglass
BT30 7UA

Offers In The Region Of
£235,000

- Detached Family Home
- Adaptable Accommodation
- Three First Floor Bedrooms & Shower Room
- Three Reception Rooms
- Kitchen & Utility Room
- Dining Area
- Ground Floor Bathroom
- Easily Maintained Outdoor Areas
- Centrally Located To All Village Amenities
- Chain Free Sale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Nestled in the heart of Ardglass, a charming fishing village on the County Down coastline, this delightful detached family home offers flexible accommodation across two floors and is just a few hundred yards from one of Ireland's most spectacular golf courses, with dramatic elevation changes that offer stunning views of the Irish Sea from every hole as well as Phennick Cove Marina and the delightful coastal areas sweeping from Strangford to Tyrella.

Whether you're looking for communal spaces downstairs or private sleeping quarters above, the layout adapts effortlessly to family life, entertaining, or hosting guests with ease.

High interest is expected. Early viewing highly advised

ACCOMMODATION

The ground floor accommodation is currently laid out with kitchen, living room, family room, bathroom, reception room, dining area and utility room, while the first floor boasts plenty of storage, shower room, three double bedrooms, including principle with balcony.

OUTSIDE

The easily maintained outdoor areas over ample off road parking, store room and enclosed rear entertaining area with sea views.

MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email donnan@ritchiemclean.co.uk
Donnan is based in our Downpatrick branch.

ENQUIRIES TO

Edel Curran:
edel@quinnestateagents.com or 07703 612 257



For any enquiry relating to this property, please contact

Edel Curran

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Ballynahinch Branch

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Downpatrick Branch

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028 4062 2226

Carryduff Branch

14B Ballynahinch Road
Carryduff BT8 8DN
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General Enquiries

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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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