



**2 The Cut**  
**Ardglass**  
**BT30 7UZ**

**Offers In The Region Of**  
**£89,950**

Secure this home with our in house  
 Financial Advisors Welby & Associates.

- End Terrace Property
- Three Bedrooms
- Generous Living Room
- Open Plan Kitchen / Dining Area
- Oil Fired Central Heating
- Enclosed Rear Garden
- Convenient Location
- Ideal First Time Buy

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	64	74
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		



3 The Square  
Ballynahinch  
BT24 8AE

49 - 51 Market Street  
Downpatrick  
BT30 6LP

3 Newry Street  
Banbridge  
BT32 3EA

Sales and lettings:  
info@quinnestateagents.com  
[www.quinnestateagents.com](http://www.quinnestateagents.com)

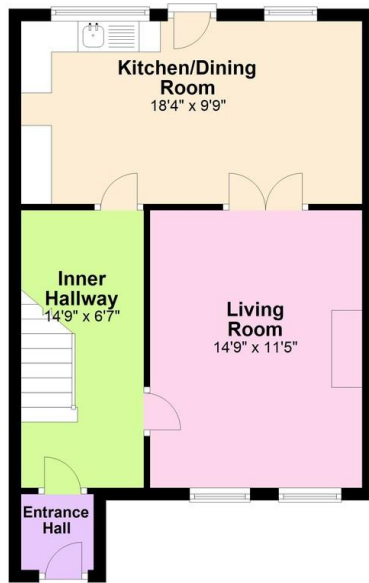
**QUINN**  
Property Sales &  
Letting Specialists

T 028 9756 4400

T 028 4461 2100

T 028 4062 2226

Ground Floor



First Floor



Quinn Estate Agents are most pleased to welcome this pleasant three bed end terrace property to the sales market.

Conveniently located close to all Ardglass has to offer, this property is sure to appeal to many buyers.

The accommodation comprises a generous living room, open plan kitchen and dining area, three bedrooms and bathroom.

The property is further enhanced with an enclosed rear garden and oil fired central heating.

Early viewing is recommended and can be organised through Edel in our Downpatrick branch.

Accommodation Comprises:

**ENTRANCE HALL**

leading to...

**LIVING ROOM**

14' 9" x 11' 5" (4.5m x 3.48m)

**KITCHEN/DINING ROOM**

18' 4" x 9' 9" (5.59m x 2.97m)

**FIRST FLOOR LANDING**

leading to...

**BEDROOM 1**

12' 5" x 11' 3" (3.78m x 3.43m)

**BEDROOM 2**

12' 3" x 7' 5" (3.73m x 2.26m)

**BEDROOM 3**

10' 8" x 9' 0" (3.25m x 2.74m)

**BATHROOM**

7' 11" x 5' 11" (2.41m x 1.8m)



**Terms & Conditions**

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspection of the property. None of the appliances or installations have been tested in any way whatsoever. It is our recommendation that a purchaser should fully satisfy themselves by way of survey by an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room.

**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.

