



ULSTER PROPERTY SALES

# UPS

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

72  
66

Northern Ireland

EU Directive 2002/91/EC

## 3 Kildare Quay, Downpatrick, BT30 7RT

£89,950



## 3 Kildare Quay, Downpatrick, BT30 7RT

### PUBLIC NOTICE

3 Kildare Quay, Ardglass, BT30 7RT

We are acting in the sale of the above property and have received a Cash offer of £100,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: 66

This two bedroom duplex apartment offers lovely views towards Ardglass Marina from the two balcony's one from the open plan living and kitchen area and another from the master bedroom which is also ensuite. There is off street parking available. Within walking distance to shops and Ardglass Golf Club and only a short commute to Downpatrick, Newcastle and beyond.



### **Entrance Hall**

Wooden flooring

### **open plan Lounge**

**12'6 x 11'0**

Wooden flooring. French double doors to balcony with views over Ardglass Marina.

### **open plan from Kitchen**

High and low level units with single drainer sink unit with integrated electric hob and oven with extractor fan. Wooden flooring.

### **Bedroom Two**

**8'7 x 6'4**

Wooden flooring.

### **Lower Level**

### **Master Bedroom**

**12'6 x 11'0**

Wooden flooring. Double doors to balcony with views towards Ardglass Marina.

### **Rear Hall**

### **Bathroom**

Panelled bath with hand shower, pedestal wash hand basin, low flush w.c., Tiled at splashback. Tiled floor.

### **Utility Room**













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

ULSTER PROPERTY SALES

**UPS**

12 English Street  
Downpatrick  
County Down  
BT30 6AB

**ANDERSONSTOWN**  
028 9060 5200

**BALLYHACKAMORE**  
028 9047 1515

**BALLYMENA**  
028 2565 7700

**BALLYNAHINCH**  
028 9756 1155

**BANGOR**  
028 9127 1185

**CARRICKFERGUS**  
028 9336 5986

**CAUSEWAY COAST**  
0800 644 4432

**CAVEHILL**  
028 9072 9270

**DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295

**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9047 1515