

# QUINN

Estate Agents

## Ballynahinch Branch

24 High Street  
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## Downpatrick Branch

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## Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

## Carryduff Branch

14B Ballynahinch Road  
Carryduff BT8 8DN  
028 9081 2422

## General Enquiries

banbridge@quinnestateagents.com



For any enquiry relating to this property, please contact

Leanne Glover

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07703612260



49 Castlewellan Road  
Rathfriland  
BT34 5EL

Offers In The  
Region Of £220,000

### 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.

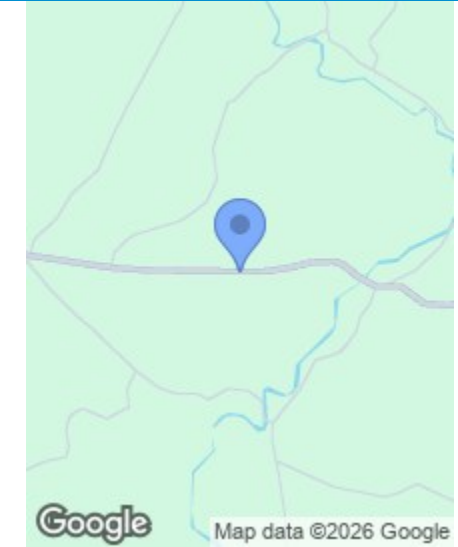
- CASH BUYERS ONLY - NOT MORTGAGEABLE !!
- Cottage For Renovation
- Three Bedrooms
- New Flooring Throughout
- Small Paddock To The Rear Of The Property
- Total Area Approx 1/2 Acre
- Beautiful Views
- Outbuildings
- EPC G 1

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



# 49 Castlewella Road

Rathfriland, BT34 5EL



## Directions

Situated on The Castlewella Road Rathfriland within reach of surround towns/villages such as Hilltown, Rathfriland & Kilcoo

Nestled on the charming Castlewella Road in Rathfriland, Newry, this cottage offers a perfect renovation project. The property is set in a picturesque location, surrounded by the stunning landscapes that Northern Ireland is renowned for.

As you approach the cottage, you will be greeted by its quaint exterior, which exudes character. Inside, the cottage could boast a cosy atmosphere, ideal for those seeking a peaceful retreat from the hustle and bustle of everyday life. The layout is thoughtfully designed, and could provide a welcoming space for both relaxation and entertaining.

The outdoor space is equally appealing, offering a lovely garden area where one can unwind and appreciate the beauty of nature. This cottage is not just a home; it is a potential sanctuary that allows you to connect with the tranquil surroundings.

Located conveniently close to local amenities, this property is perfect for those who appreciate the charm of rural living while still having access to essential services. Whether you are looking for a permanent residence or a weekend getaway, this cottage on Castlewella Road is a wonderful opportunity to embrace a lifestyle of comfort and serenity.

## GROUND FLOOR

This cottage is in need of complete renovation and modernisations, boasting excellent opportunity for someone to put their own stamp on it.

## OUTSIDE

Outside there are a range of outbuildings and garden space.

## CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - [banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)



47-49 Castlewella Road, Rathfriland