



### **Ballynahinch Branch**

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

### **Downpatrick Branch**

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

### **Banbridge Branch**

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

### **General Enquiries**



For any enquiry relating to this property, please contact

**Leanne Glover**

leanne@quinnestateagents.com  
07703612260



**38 Grallagh Road  
Rathfriland  
BT34 5PD**

**Offers Over  
£490,000**

#### **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.

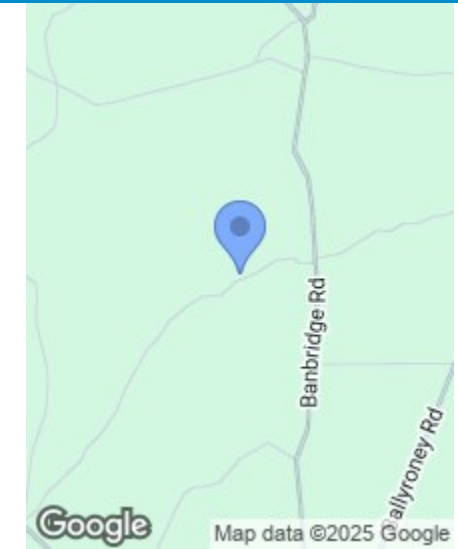
#### **Valuation/Mortgage Service**

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.

- Exceptional Detached Home Approx 2550 sq ft
- Large Site Approx 1.3 Acres Total
- Three Reception Rooms Plus Sun Room
- Four Bedrooms, Master Ensuite
- Stunning Country Style Kitchen with Utility
- Ground Floor Shower Room & First Floor Bathroom
- Oil Fired Central Heating
- First Floor All Solid Oak Flooring
- Chain Free Sale
- Estimated Rates £2122.89

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





**Directions**

38 Grallagh Road is situated outside Rathfriland and Newry, also within close proximity to Belfast which is only a 45 minute drive and Dublin can be reached within 1hour 15 minutes.

Welcome to 38 Grallagh Road, Rathfriland, Newry – a truly impressive detached house that boasts stunning views of the majestic Mourne Mountains. This well-appointed property, built in 2005, offers spacious living with 3 reception rooms, 4 bedrooms, and 3 bathrooms spread across 2,550 sq ft of living space.

Upon arrival, you'll be greeted by parking space for ample vehicles, ensuring convenience for you and your guests. The interior of this home is nothing short of spectacular, providing ample space for relaxation and entertainment.

Whether you're looking to host gatherings in the multiple reception rooms or simply unwind in one of the generously sized bedrooms, this property caters to all your needs. The picturesque views of the Mourne Mountains add a touch of tranquillity to this already impressive home.

Don't miss out on the opportunity to make this stunning property your own. With its ideal location and spacious layout, 38 Grallagh Road is the perfect place to create lasting memories and enjoy the beauty of Rathfriland.

**GROUND FLOOR**

Stunning tiled entrance porch with striking French oak doors leading into a further tiled entrance hallway with recessed lighting and gorgeous oak, open tread staircase. Lounge to the right with tiled floor, dual aspect windows and open fire inset into beautiful marble fireplace. Family room to the rear again with tiled floor and currently set up as home office/snug room. Fully tiled ground floor shower room comprising W.C, wash hand basin and corner shower cubicle. Living room with tiled floor, stunning brick fireplace with stove inset leading into fabulous country style kitchen comprising Belfast sink, quality range of units and space for range cooker. The property has the added benefit of the sun room which is reached by either kitchen or living room along with spacious utility area comprising a good range of high and low level units with space for fridge freezer and washing machine.

**FIRST FLOOR**

The first floor is approached by the solid oak open tread staircase reaching the extensive open landing space with hardwood flooring & recessed lighting throughout. Bedroom one again with hardwood flooring, dual aspect windows with dressing area and ensuite. Bedroom two again with the beautiful hardwood flooring and dual aspect windows. Bedroom three with hardwood flooring, dual aspect rear view windows & built in wardrobes. Bedroom four another double room with hard wood flooring &

rear view aspect. Family bathroom comprising tiled floor, recessed lighting, contemporary wall panelling and fitted with W.C, wash hand basin, roll top bath and enclosed shower cubicle.

**OUTSIDE**

Completely private gated entrance with extensive tarmac laneway and parking areas. The total plot we have measuring at around 1.3 Acres with the well appointed double, detached two door garage to the side. the gardens have been perfectly maintained with grass lawns, mature shrubs & hedging throughout with the spectacular Mourne Mountains in the distance this really will be the home to appreciate in person during your viewing.

**MORTGAGE ADVICE**

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email [laura.mcgeown@ritchiemclean.co.uk](mailto:laura.mcgeown@ritchiemclean.co.uk)

**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)

