

G/25/051

**21 Stang Road Cabra Co. Down BT34 5RG**

**A WELL MAINTAINED 3 BED BUNGALOW SITTING ON APPROXIMATELY 0.4 ACRES WITH STUNNING PANAROMIC VIEWS.**



**Nestled at the foot of the Mourne Mountains, this tailor-made country residence offers the perfect opportunity for a peaceful rural home. This is available to acquire with an adjacent approximately 25 acres and separate farmyard.**

**Guide Price: Offers around £225,000**

**Closing Date for offers: Tuesday 26<sup>th</sup> August 2025**

## ❑ RESIDENCE – 21 STANG ROAD

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Best Property Services are delighted to introduce to the market an extraordinarily well kept and maintained detached country home. Located on an elevated site in a rural setting with stunning views of the Mourne Mountains and Rathfriland.

The property consists of a wooden floored entrance porch with a glass door leading you through to the main hallway. The living room located to the front of the property includes a large bay window and open fireplace. The kitchen has light pouring in from both the side and rear of the house with plenty of space for a large, family sized dining table. The kitchen has a wide range of solid wooden high and low units, including space for the fridge, sink and gas cooker and has access to the utility room which has additional storage units and is plumbed for a sink and washing machine and includes a rear door to the concrete driveway which provides adequate parking at the back of the property. Down the hall there is a sizeable walk in hotpress, the main family bathroom which is in splendid condition along side three comfortable and spacious bedrooms. At the end of the hallway is access to the garage, which contains a w/c and the boiler, the garage also has a roller shutter door. The property boasts wonderful views from all angles and externally there is a small but well-maintained garden including a large driveway

Viewing is highly recommended for this attractive 3 bed bungalow.







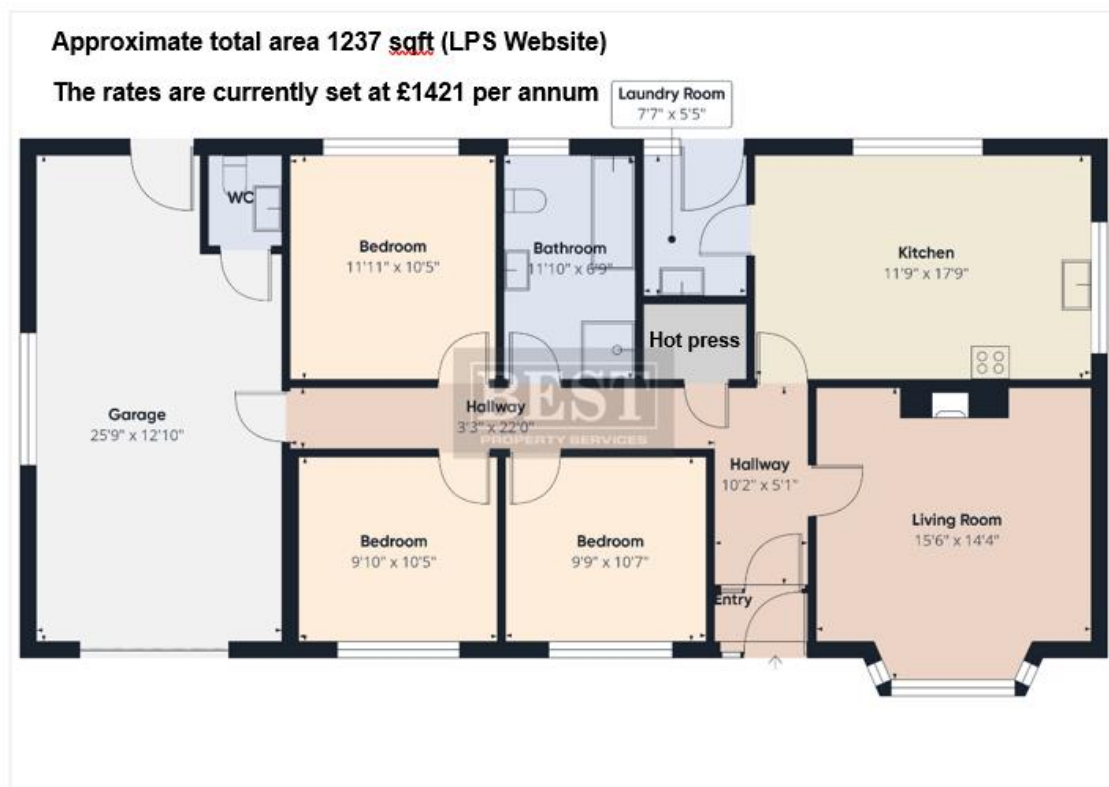


## FEATURES

- Stunning countryside views
- Solid oak internal doors throughout.
- Opportunity to convert the garage to an additional bedroom if required.
- Large wrap around driveway
- Approximately 10 minutes' drive to Rathfriland, Castlewellan and Hilltown
- Insulated roof space.
- Oil heating and double-glazed PVC windows
- Less than 3 minutes' drive to the local primary school

## ❏ FLOOR PLAN

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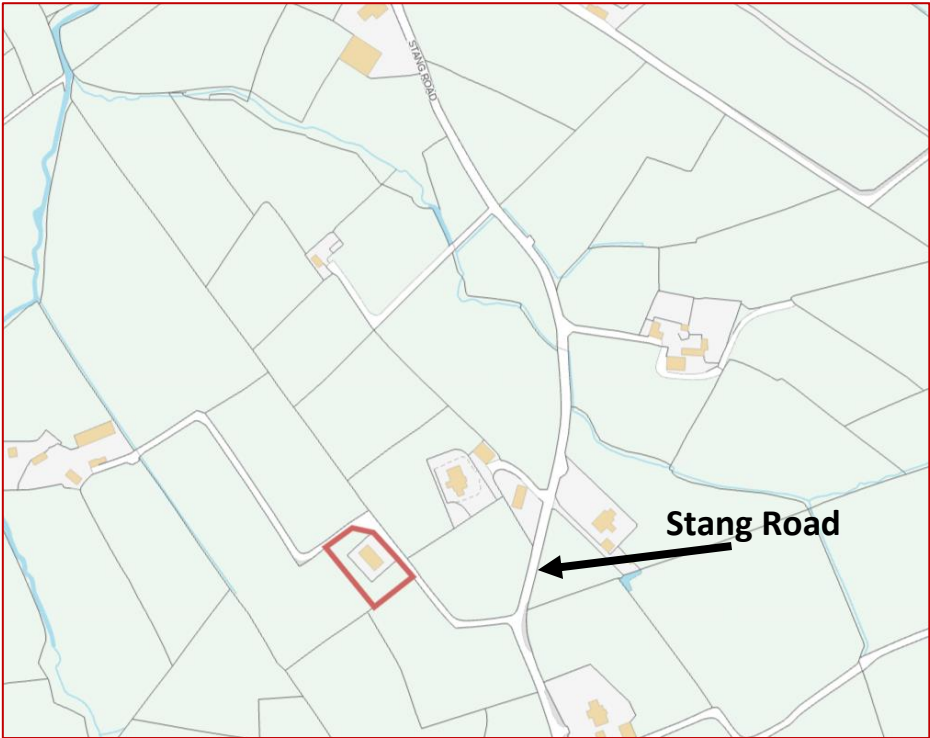
**ENERGY PERFORMANCE CERTIFICATE 21 STANG ROAD**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**LOCATION**

From Hilltown head North-west on the B8/Castlewellan Road for approximately 2.9 miles and turn right onto the Stang Road, continue along for approximately 0.6 miles and then take the laneway on your left, proceed for approximately 300 yards and the residence will be located on your left hand side.



## **❑ LAND REGISTRY**

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The lands in sale are comprised within folio DN134720 Co. Down

## **❑ PLANNING**

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There are currently no planning applications or approvals for building sites on these lands.

Intending purchasers are advised to seek independent planning advice if necessary, before placing an offer with the agent.

## **❑ VACANT POSSESSION**

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Residence- The vendor may choose to continue to reside in 21 Stang Road until January 2026. In this event, a retention representing the value of 21 Stang Road could be retained by the purchaser until the property is vacated.

## **❑ ACCESS**

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The property is currently access via a laneway off the Stang Road, the vendor is currently the only user off this laneway. We are selling an additional approximately 24.39 acres for the vendor and if this is sold separately, the laneway will be shared.

## **❑ VENDOR'S SOLICITOR**

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Emmet J Kelly & Co, 41 Bridge Street Banbridge BT32 3JL  
law@emmetjkellysolicitors.com

## **❑ ADDITIONAL LANDS**

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Intending buyers primarily interested in the residence, should be aware that the owner is offering an additional approximately 24.39 acres of land situated mostly Northwest of the residence. Should interested parties prefer to acquire some of the additional fields they are requested to specify their preferred options with reference to Field numbers from the attached copy Dard map.

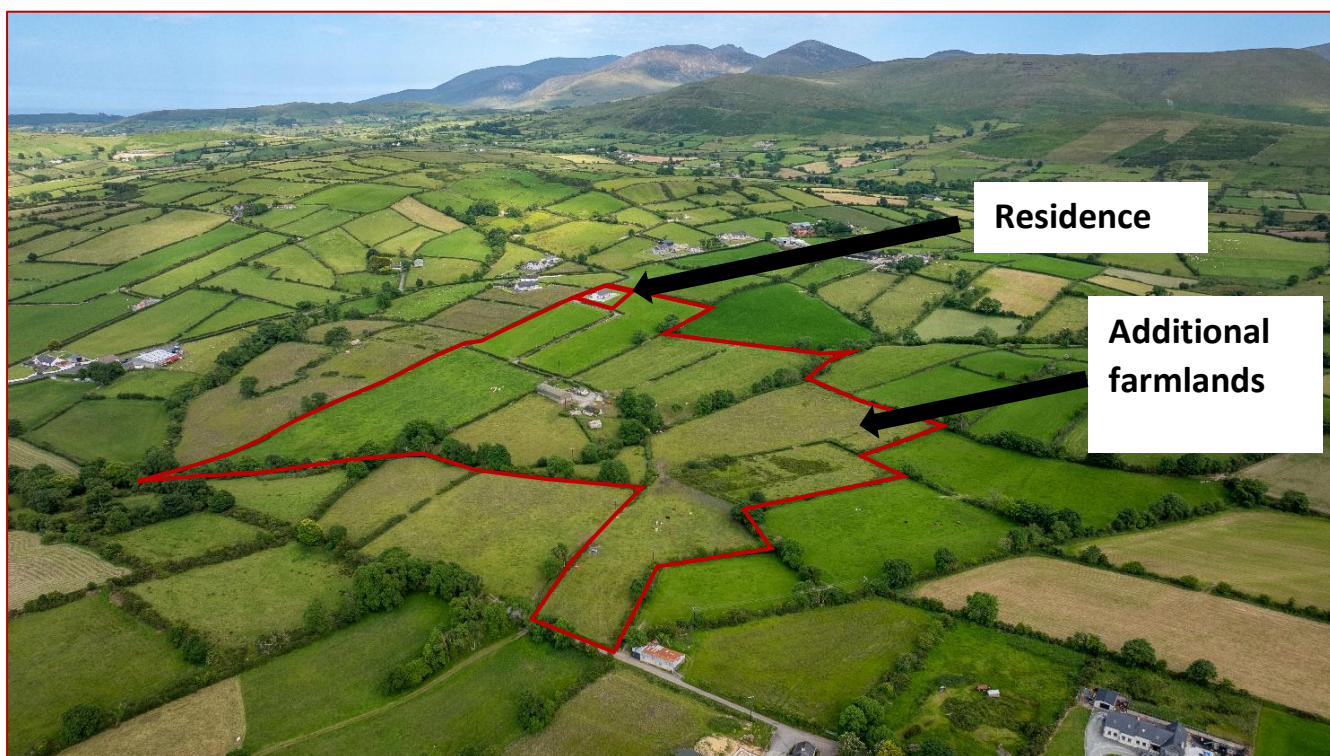
## **❑ OFFERS**

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Whilst the agents invite offers from interested parties for this property initially on a private basis, we reserve the right on behalf of the Vendors to conclude the bidding (if necessary) by holding a meeting of all bidders on a specified date and time in our office.

In the event that a meeting is to be arranged, only those parties with a valid offer on the property can be assured of being notified of the specific time and date.





#### **VIEWING**

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House and yard  
Lands

By appointment only with selling agent  
By inspection at any time

#### **GUIDE PRICE**

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Residence on approximately 0.4 acres: Offers around £225,000

#### **CLOSING DATE FOR OFFERS**

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Tuesday 26<sup>th</sup> August 2025



## Business Ref



INFORMATION ON YOUR 2025 SCHEME MAP  
Business Ref:  
Date: 25/01/2025



An Roinn  
Talmhaíochta, Comhshaoil  
agus Gnóthaí Tuaithe

Department of  
Fáirimh, Environment  
an Kintira Matthers

A	B	C	D	E	F	G	H	I
Field Number	Total Field Area (Ha)	Land Type	PGS*	Ineligible Features Breakdown (Ha)	Maximum Eligible Area (Ha)	Type of Change Applied	Field Status	Townland
3/067/035/1	1.210	DA			1.21	Unchanged	Ortho Verified	Stang
3/067/035/2	0.690	DA			0.69	Unchanged	Ortho Verified	Stang
3/067/035/4	2.016	DA			2.02	Unchanged	Ortho Verified	Stang
3/067/035/8	0.732	DA			0.73	Unchanged	Ortho Verified	Stang
3/067/035/9	0.704	DA			0.70	Unchanged	Ortho Verified	Stang
3/067/035/10	1.149	DA			1.15	Unchanged	LPS/OSNI Verified	Stang
3/067/035/12	0.122	DA		Hard: 0.004	0.12	Unchanged	LPS/OSNI Verified	Stang
3/067/035/13	1.397	DA			1.40	Unchanged	LPS/OSNI Verified	Goward
3/067/035/14	0.266	DA			0.27	Unchanged	Ortho Verified	Goward
3/067/035/15	0.642	DA		Ineligible Vegetation: 0.040	0.60	Unchanged	Ortho Verified	Goward
3/067/035/16	0.827	DA			0.83	Unchanged	Ortho Verified	Goward
3/067/900/28	5.060	SDA			4.91	Unchanged	LPS/OSNI Verified	Stang
3/067/901/28	3.280	SDA			3.24	Unchanged	Unverified	Stang
3/067/902/28	0.240	SDA			0.00	Unchanged	Unclear	Stang
3/067/903/28	0.000	SDA			0.00	Unchanged	Ortho Verified	Stang
3/070/900/88	5.400	SDA			5.00	Unchanged	LPS/OSNI Verified	Leitrim
Total Area (Ha)	23.74				22.87			