

**49 Drumlough Road Rathfriland BT34 5AT**

G.26.019

**For sale**



A bright and attractive 2 bed detached bungalow comes with the added benefit of an extensive yard with a range of useful outbuildings extending to approximately 1 acre.

**Guide Price: £250,000**

**Closing Date For Offers: Thursday 25<sup>th</sup> June 2026**

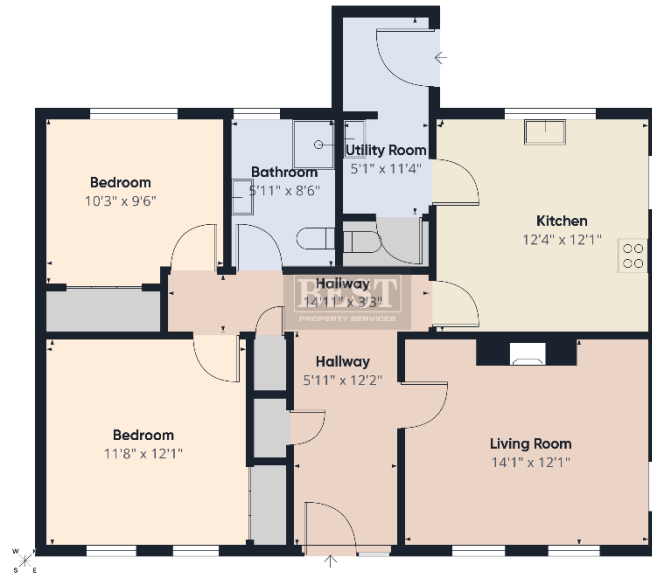
## ❑ RESIDENTIAL ACCOMMODATION

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### Coolangatta, 49 Drumlough Road Rathfriland BT34 5AT

Best Property Services are delighted to present a well maintained 2 bed home, positioned on an elevated plot, set in the beautiful Co. Down countryside, approximately 3 miles from Rathfriland. Internally the property has a welcoming living room, with a featured fireplace as the main focal point. Leading on from this is a generous sized kitchen which is well planned out with excellent storage and a range of appliances. There are 2 well laid out bedrooms both of which have the added benefit of built in storage. The main bathroom is fully tiled and includes a walk-in shower. Additionally, the utility has the welcomed benefit of a w/c and has been plumbed for washing machine. Externally there is ample parking space and an adequate garden.





844 Sqft Approximately

(Including balconies and terraces)

Calculations refer to the BCSIPMS standards. Measurements are approximate and include the floor slab is indicated for illustration.

014614300

## ❑ YARD

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The yard is in working condition and extends to approximately 0.8 acres and comes with the benefit of a range of useful outbuildings and its own separate entrance onto the Drumlough Road.

- 2 storage sheds
- Former pig houses
- Round roofed shed
- 3 links round roofed shed & Crush



## ❑ PLANNING

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

## ❑ VACANT POSSESSION

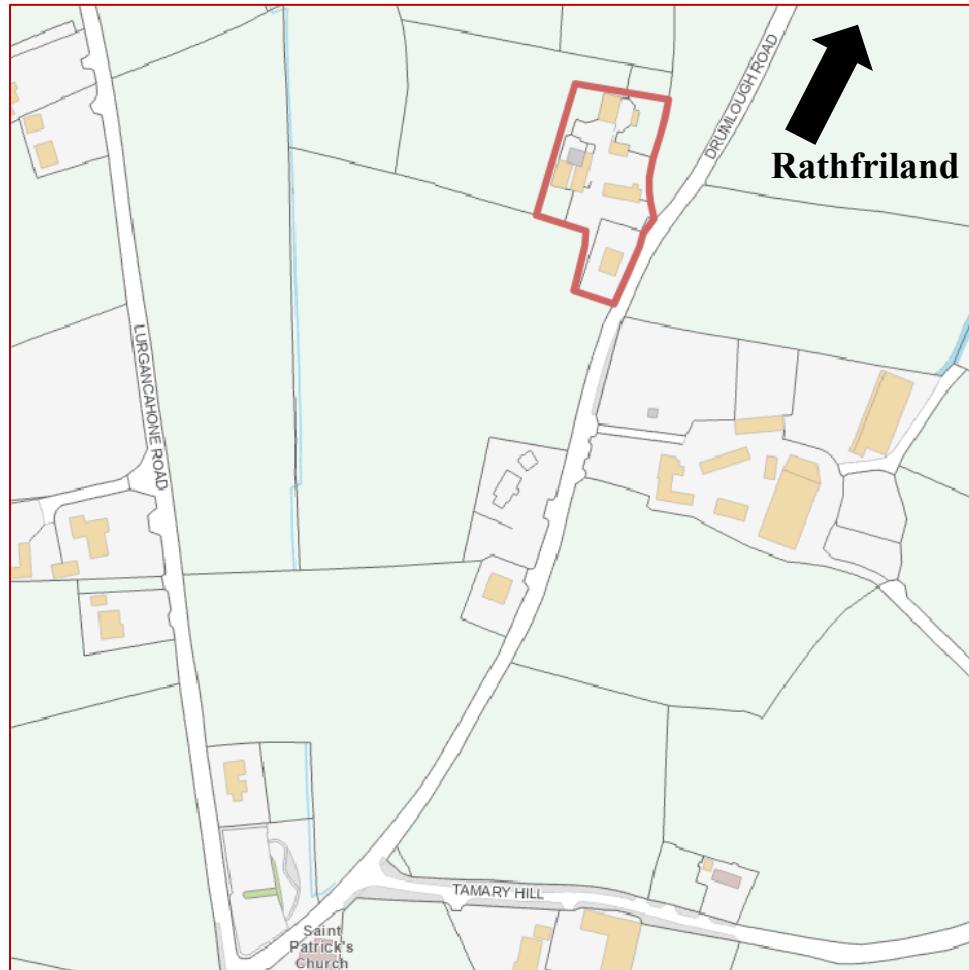
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The residence is currently let until 25.09.26. The new buyer will be granted vacant possession from 25.09.26.

## ❑ LOCATION

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From Rathfriland take the A25/Newry Road for approximately 0.1 miles and then turn left onto the Drumlough Road, proceed for approximately 2.6 miles and the property is located on your right hand side.



## ❑ VENDORS SOLICITOR

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Katie Kane, Rafferty & Co, 83 Hill Street Newry BT34 1DG [katie@ciaranraffertysol.com](mailto:katie@ciaranraffertysol.com)

## ❑ WATER & ELECTRIC SUPPLY

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The house and yard share electric & water supplies.

## ❑ VIEWING

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House and yard: By appointment only with selling agent

## ❑ OFFERS

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We reserve the right on behalf of the vendor to conclude the bidding (if necessary) by holding a meeting of all the bidders on a specified date and time in our office.

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

## ❑ ENERGY PERFORMANCE CERTIFICATE

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### Energy rating and score

This property's energy rating is D. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	65 D
39-54	E		
21-38	F		
1-20	G		

☐ **GUIDE PRICE**

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Entire: Offers Around £250,000

☐ **CLOSING DATE FOR OFFERS**

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Thursday 25<sup>th</sup> June 2026.

## Contact

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These particulars are given on the understanding that they will not be construed as part of a Contract, conveyance or Lease and are subject to the property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements formulated here.

□ SPATIAL MAP

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