

**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**

downpatrick@quinnestateagents.com



For any enquiry relating to this property, please contact

**Edel Curran**

edel@quinnestateagents.com  
07703 612 257



**50 St. Patricks Road**  
Downpatrick  
BT30 7JQ

**Offers In The**  
Region Of £39,500

**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.

- Easily Managed Building Site
- Services Conveniently Situated
- Full Planning Permission Granted
- Planning Ref - R/2007/0022/RM
- Popular Location

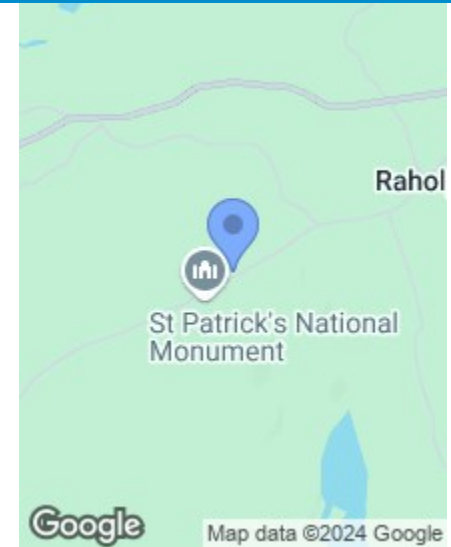
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



# 50 St. Patricks Road

Downpatrick, BT30 7JQ

**QUIN**  
Estate Agents



## Directions

2 sites - speak to Edel

This building site, measuring approximately 0.05 hectares, is situated on the corner of the St Patrick's Road and Ballintogher Road in Raholp with planning permission granted for a detached dwelling. Services are conveniently situated and within easy access of the excellent St Patrick's Primary School and a short distance of Downpatrick & Strangford.

Planning Portal Ref - R/2007/0022/RM

## FULL PLANNING PERMISSION

The current planning was granted on 10th March 2008 with full details available on the planning portal website using reference: R/2007/0022/RM

## SERVICES

It is understood that electric, water and BT are conveniently situated, although additional costs may be charged by the suppliers to connect to the dwelling as with any building site.

## SITE ENTRANCE

The site will have its own entrance as per plans.

## LOCATION

This site is situated in Raholp on the corner of St Patricks Road and Ballintogher Road.