



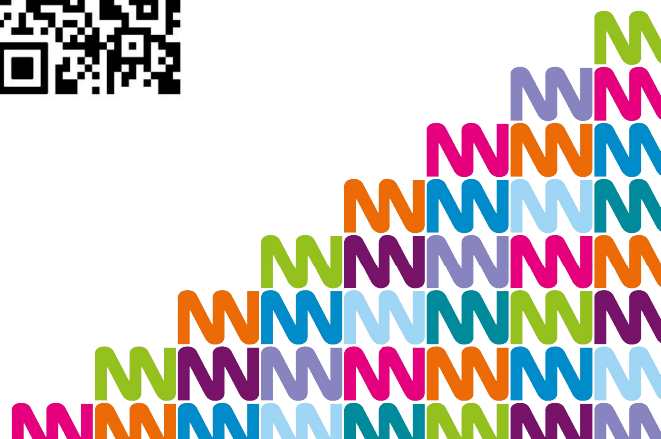
**61 Loughmoney Road**  
 Raholp, Downpatrick  
 BT30 7JN

**Offers In The Region Of £285,000**

- Luxurious Detached Home
- Four Sizeable Bedrooms
- Open Plan Kitchen and Dining Area
- Lounge with Stove
- Utility Room & Ground Floor WC
- Private Enclosed Rear Garden & Entertaining Area
- Ample Off Road Parking
- Detached Garage with Games Room/ Office Space
- Oil Fired Central Heating
- Early Viewing Encouraged



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		





Located in the heart of County Down, just 4 miles from both Downpatrick and Strangford respectively, this luxurious four-bedroom detached home is finished to a high standard throughout, offering spacious and versatile accommodation, appealing to a range of potential buyers.

With its blend of rural tranquility and convenient access to local amenities and road networks, this home is the perfect opportunity for those seeking family living in a relaxed yet accessible setting.

### ACCOMMODATION

The ground floor comprises a large reception hall, generous lounge with stove, large open plan kitchen and dining area, utility room and WC. The family bathroom with separate shower, four sizeable bedrooms, including principle bedroom with ensuite is located on the first floor.

### OUTSIDE

Externally the property is further enhanced with off road parking, ample enclosed garden which also features a paved entertainment area to the rear and a detached garage featuring a floored office area/games room, WC.

### MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email [donnan@ritchiemclean.co.uk](mailto:donnan@ritchiemclean.co.uk) Donnan is based in our Downpatrick branch.

### ENQUIRIES TO

Edel Curran:  
[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com) or 07703 612 257



For any enquiry relating to this property, please contact

**Edel Curran**

[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com)  
 07703612257

### Ballynahinch Branch

24 High Street  
 Ballynahinch BT24 8AB  
 028 9756 4400

### Downpatrick Branch

49-51 Market Street  
 Downpatrick BT30 6LP  
 028 4461 2100

### Banbridge Branch

18 Bridge Street  
 Banbridge BT32 3JS  
 028 4062 2226

### General Enquiries

[sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)



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.

**QUINN**  
 Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)