



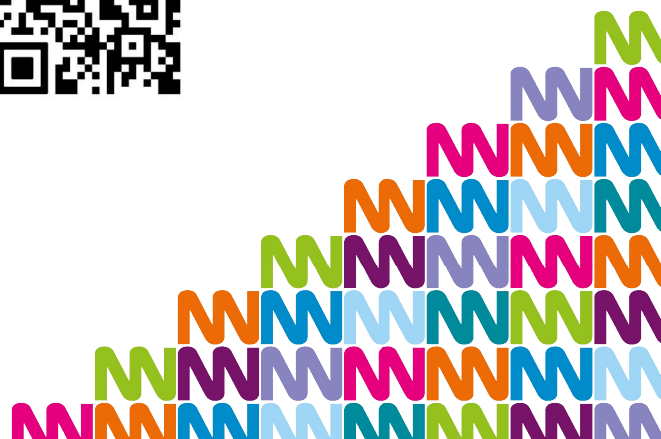
**14 St. Patrick's View**  
 Raholp, Downpatrick  
 BT30 7HW

**Offers In The Region Of  
 £229,950**

- Semi Detached Family Home
- Four Bedrooms, Principle En-Suite
- Generous Lounge with Open Fire
- Open Plan Kitchen & Dining Area
- Utility Room
- Ground Floor WC
- Integral Garage
- Enclosed Rear Entertaining Area
- Off Road Parking
- Highly Sought After Neighbourhood



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		65	67
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Located in the heart of County Down, just 4 miles from both Downpatrick and Strangford, this beautifully presented four-bedroom semi-detached home offers a perfect blend of luxury and practicality.

Finished to a high standard throughout, it provides spacious and versatile living spaces, ideal for modern family life.

Set in a tranquil rural development off the Bannaghan Road, with easy access to local amenities and road networks, this home combines serene countryside living with convenience, making it a perfect choice for those seeking a peaceful yet accessible lifestyle.

### ACCOMMODATION

The ground floor comprises generous lounge with open fire, large open plan kitchen and dining area, utility room and WC. The family bathroom, 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, enclosed split level garden and entertaining area with undisturbed rural views along with the integral garage.

### 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)  
07703 612 257

### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

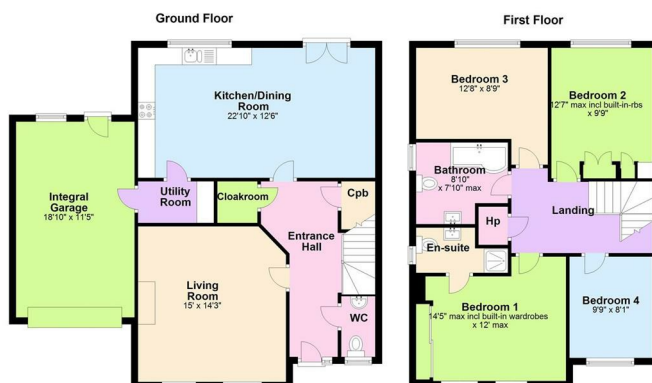
### Downpatrick Branch

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

### General Enquiries



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.

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Estate Agents

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