



**4 Rath Cuan Heights**  
Downpatrick  
BT30 6XD

**Offers In The Region Of  
£300,000**

- Detached Family Home
- Flexible Accommodation
- Five Double Bedrooms
- Spacious Lounge with Open Fire
- Open Plan Kitchen & Dining Area
- Enclosed Garden & Entertaining Area
- Spacious Garden Areas
- Detached Garage
- Highly Desirable Neighbourhood
- Early Viewing Recommended



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Located in the exclusive Rath Cuan Heights development off Saul Road, Downpatrick, this well presented home offers adaptable accommodation across two floors, perfectly designed to meet the needs of a growing family, this property boasts comfort, functionality, and scenic charm.

The private rear garden and dedicated entertaining area boast elevated views, creating a serene backdrop for outdoor relaxation and gatherings.

Conveniently located within walking distance of the town centre and St. Patrick's Golf Club, St. Brigid's Primary School, Lecale Trinity Grammar School and Down High School this property offers an ideal setting for family life.

With the open countryside just a short stroll away, it combines easy access to everyday amenities with the tranquility of rural surroundings.

### ACCOMMODATION

The ground floor currently offers two bedrooms, one with en-suite, family bathroom, living room with open fire, snug, open plan kitchen diner and utility area. There are a further three double bedrooms on the first floor, two boasting walk in robes along with a home office and shower room.

### OUTSIDE

Externally the property is further enhanced with an easily maintained front lawn area, ample off road parking, detached garage and entertaining area and enclosed garden to the rear.

### 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**

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 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

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



4 Rath Cuan Heights, Downpatrick

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

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