



**47 & 49 Castlewellan Road  
Rathfriland  
BT34 5EL**

**Offers In The Region Of  
£200,000**

- Pair of Semi Detached Holiday Cottages
- Character and Charm in a Delightful Location
- Stone Outbuildings, Gardens and Paddock at Rear
- Superb Views over Open Countryside towards the Mourne Mountains



3 The Square  
Ballynahinch  
BT24 8AE

49 - 51 Market Street  
Downpatrick  
BT30 6LP

3 Newry Street  
Banbridge  
BT32 3EA

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Two delightful Semi Detached Holiday Cottages situated a short distance from Rathfriland Village enjoying superb views of the Mourne Mountains and accessible to a host of appealing locations including Slieve Donard, Slieve Binnian, Silent Valley etc.

The Mourne Mountains are the highest and most dramatic mountain range in Northern Ireland that have long inspired writers and storytellers.

An early inspection to view is highly recommended.

#### 47 CASTLEWELLAN ROAD RATHFRILAND, CO DOWN.

##### ENTRANCE

Mahogany hall door with double glazed inset to Entrance Hall, electric wall mounted heater.

##### LOUNGE

13' 9" x 8' 6" (4.19m x 2.59m)  
Period Style fire surround with cast iron and tile inset with tile hearth, electric wall mounted heater, gas light.

##### DINING

10' 7" x 10' 7" (3.23m x 3.23m)  
Wellstood Range, tile hearth, surround and mantle, gas light.

##### KITCHEN

9' 7" x 8' 4" (2.92m x 2.54m)  
Range of high and low Level cupboards, Belfast sink, cooker space, fridge space, electric wall mounted heater, gas light.

##### BEDROOM

12' 5" x 7' 0" (3.78m x 2.13m)

##### BEDROOM TWO

8' 10" x 7' 3" (2.69m x 2.21m)

##### STORE/GARAGE

10' 5" x 13' 9" (3.18m x 4.19m)

#### 49, CASTLEWELLAN ROAD RATHFRILAND, CO DOWN.

##### LOUNGE

14' 10" x 13' 10" (4.52m x 4.22m)  
Feature Red Esse Range  
Incorporated in surround with tile inset and mantle, spot lighting.

##### KITCHEN

12' 1" x 8' 9" (3.68m x 2.67m)  
Range of Low Level cupboards, single drainer stainless steel sink unit, cooker space, fridge space.

##### BEDROOM ONE

15' 3" x 11' 2" (4.65m x 3.4m)  
Tile Fireplace, built in wardrobe.

##### BEDROOM TWO

10' 8" x 11' 10" (3.25m x 3.61m)

##### OUTSIDE

Sweeping stone driveway, parking area, garden in lawn stocked with shrubs. Superb views towards the Mourne Mountains.

# QUINN

Property Sales &  
Letting Specialists



##### Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspection of the property. None of the appliances or Installations have been tested in any way whatsoever. It is our recommendation that a purchaser should fully satisfy themselves by way of survey by an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room.

##### 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.