



45 RAFFREY ROAD

Crossgar BT23 6SF

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**£480,000**

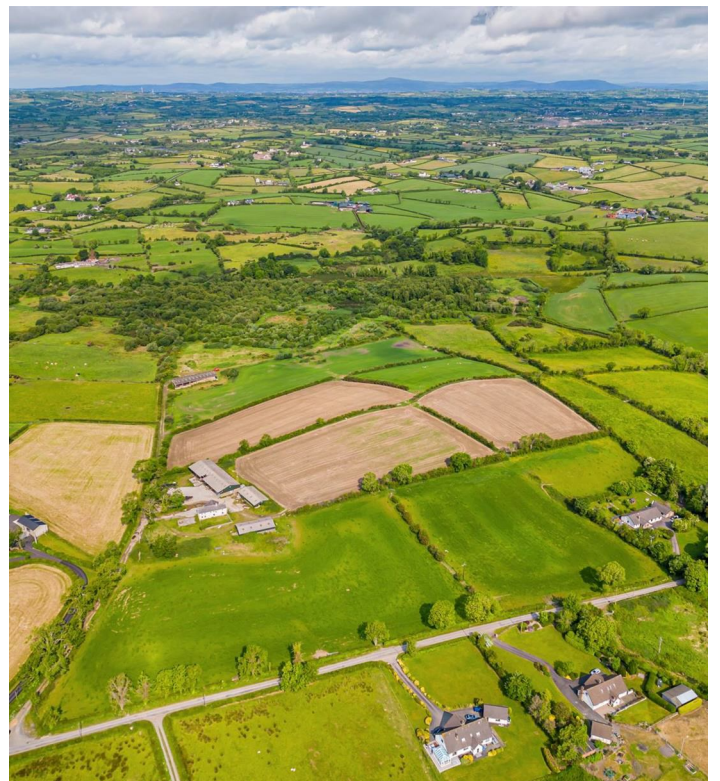


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DWELLING

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- Substantial Site Of Approximately 33 Acres
- Located Just Outside Crossgar on the Raffrey Road
- Excellent Opportunity for Redevelopment / Restoration
- Private Laneway Leading to Elevated Site
- Private and Picturesque Setting
- Various Range of Outbuildings
- Perfect Opportunity For Farmers, Developers, or Families Looking Tranquil Location
- Good Road Networks to Belfast, Downpatrick and Saintfield - Ideal for Commuting
- Close to Strangford Lough, Delamont Country Park and Castle Ward
- Rare Opportunity - Early Viewing Highly Recommended!





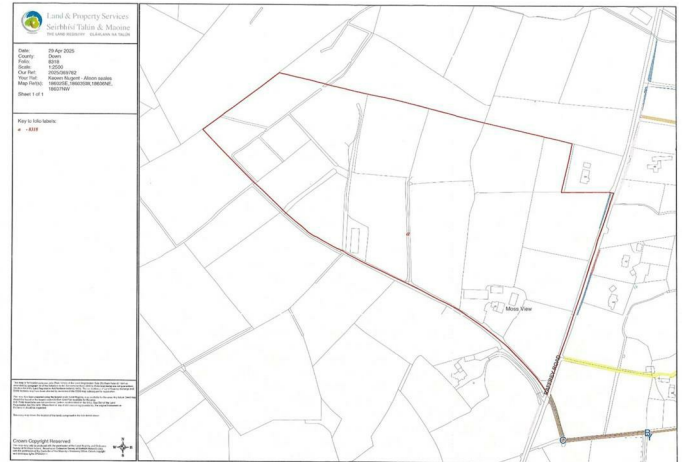
## ROOM DETAILS






## DIRECTIONS

*From Comber Square head up High Street, at the roundabout in Ballygowan take the 1st exit onto Church Hill, left onto Kilcarn Road, then right onto Raffrey Road, number 45 will be on your right hand side.*



## THE LOCAL AREA

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			
<p><b>Northern Ireland</b></p>		EU Directive 2002/91/EC	

Scan QR code for more details and to arrange a viewing.

## OUR BRANCHES

**B'FAST (028) 9065 3333   H'WOOD (028) 9042 8888   BANGOR (028) 9131 3833   D'DEE (028) 9188 8881   COMBER (028) 9187 1212**

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