

# For Sale

SimonBrien

Offers Around: £525,000



29 Cahir Linn,  
Rostrevor,  
BT34 3GP

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## KEY FEATURES

- Beautifully Presented Three Bedroom Duplex Apartment Positioned in the Popular Cahir Linn Development, Rostrevor
- Conveniently Located Close to Warrenpoint and Rostrevor Town Centres
- Close Access to the New Narrow Water Bridge to Omeath & Carlingford
- Excellent Transport Links to Belfast City Centre, Dundalk and Dublin
- Walking Distance to Carlingford Coastline with Excellent Scenic Views across the Lough
- Grand Reception Hall with Generous Built in Storage and Access to a Utility Room
- Lounge with Bay Window Providing Panoramic Views of Carlingford Lough
- Access to a Private Juliet Balcony with Southerly Aspect
- Open Plan Kitchen Diner with Bespoke Fully Fitted Kitchen and Ample Space for Casual Dining
- Three Well Proportioned Bedrooms, Main Bedroom with Luxurious En-Suite Bathroom
- Third Bedroom Currently Used as Separate Reception Room
- Second Floor Landing with Extra Storage and Access to Roofspace
- Separate Family Bathroom with Modern White Suite
- Two Private Allocated Car Parking Spaces with Additional Visitor Parking
- Private Beach Access to Front
- Extra External Under Stairs Storage
- Gas Fired Central Heating and Double Glazing Throughout
- Management Fee Approx £842 Per Annum
- Ideally Suited to the Young Professional, Couple or Downsizer Alike
- Early Viewing Highly Recommended



## SUMMARY

29 Cahir Linn represents a unique opportunity to acquire a fantastically appointed three bedroom first floor duplex apartment located on one of the most sought-after addresses in Rostrevor. Providing superb uninterrupted panoramic sea views, number 29 provides a superb blank canvas with nothing needing done apart from simply moving in.

This address offers ease of access to both Warrenpoint and Rostrevor as well as providing excellent transport links to Greater Belfast, Dublin and Dundalk. Positioned on the Carlingford Lough coastline, the property offers excellent proximity to the Ring of Gullion and the Mourne Mountains.

The first floor of the property comprises of a grand entrance hall with composite front door, circular picture window, utility room, two built in storage cupboards, family bathroom with modern white suite, double bedroom, open plan kitchen diner with bespoke fully fitted kitchen, living room with bay window and panoramic sea views and dual access to a Juliet balcony with southerly aspect.

The second floor of the property provides a spacious landing with additional built in storage and access to a roofspace, two double bedrooms, main bedroom with luxurious en-suite bathroom and fantastic sea views.

The property further benefits from own front door access, updated double glazed windows, gas fired central heating, two allocated private car parking spaces and additional ground floor under stairs storage.

Rarely do properties of this calibre present themselves to the open market, early internal inspection is highly recommended to appreciate all this property has to offer.



**GROUND FLOOR**

**FRONT DOOR**

Stairs to Front Door. Composite front door with glass top light into reception hall



**RECEPTION HALL:**

Reception Hall with checkered tile flooring, access to electric meter, circular picture window.

**UTILITY ROOM:**

Utility with range of units, laminate effect worktops, stainless steel single drainer sink with chrome tap, space for washing machine, access to gas boiler and extractor fan.



**FIRST FLOOR**

**LANDING:**

Stairs to landing area with laminate effect wooden flooring, cornered ceiling and ceiling rose, two built in storage cupboards



**LOUNGE:**

**21' 5" x 18' 8" (6.53m x 5.69m)**

Measurements into panoramic bay window. Solid stripped, chevron style wood flooring. Panoramic views across Carlingford Lough and coastline. UPVC double glazed access door to Juliette balcony. Juliette balcony with tiling and cast-iron railings.







**LIVING ROOM:**  
**12' 2" x 11' 0" (3.71m x 3.35m)**

Outlook to front with tiled floor, arch way to kitchen/diner.



**FAMILY BATHROOM**

Comprising of low flush WC with push button, floating wash hand basin with chrome taps and built in vanity unit. Fully tiled walls and tiled floor. Walk in shower with soak away shower tray, fixed glass door, shower with chrome thermostatic controller valve and telephone attachment. Frosted glass picture window and extractor fan.



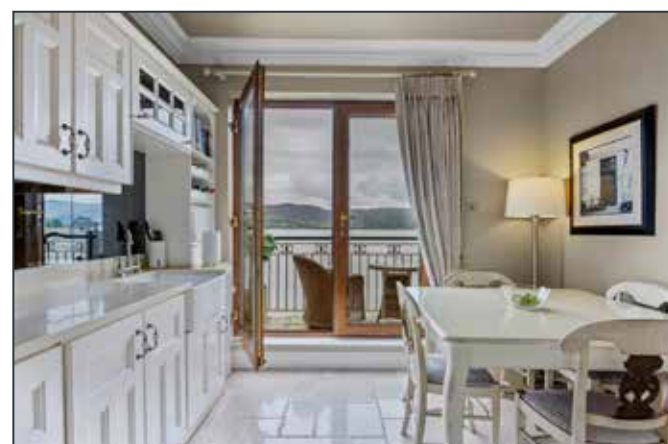
**KITCHEN/DINER**  
**14' 5" x 10' 2" (4.39m x 3.1m)**

Bespoke fully fitted kitchen with range of high and low level units. Quartz stone worktops, 5 ring gas hob with built in oven and grill, Belfast style sink with chrome taps, built in wine rack, built in plate rack, tile floor, ample space for casual dining. UPVC double glazed French doors to Juliette balcony. Panoramic views across Carlingford Lough and coastline, cornered ceiling and ceiling rose.



**BEDROOM 3/DINING ROOM**  
**13' 7" x 12' 1" (4.14m x 3.68m)**

Outlook to front, solid stripped wooden flooring, low voltage recess spot lighting.



**SECOND FLOOR**

**LANDING:**

Picture window, access hatch to roof space, built in storage cupboard.



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**BEDROOM (1):**  
**19' 7" x 14' 3" (5.97m x 4.34m)**

Outlook to front, laminate effect wooden flooring, range of built in slide robes, ensuite bathroom.



**ENSUITE BATHROOM:**

White suite comprising of low flush WC with push button, floating wash hand basin with chrome mixer tap and built in vanity unit, fully tiled walls, tiled floor, dual Velux window, low voltage recess spot lighting, additional storage, extractor fan. Tiled shower enclosure and soakaway shower tray, fixed glass door with sliding door, chrome thermostatic controller valve with telephone attachment and rainfall headset.



**BEDROOM (2):**  
**15' 2" x 12' 0" (4.62m x 3.66m)**

Outlook to front, additional built in storage, laminate effect wooden flooring.



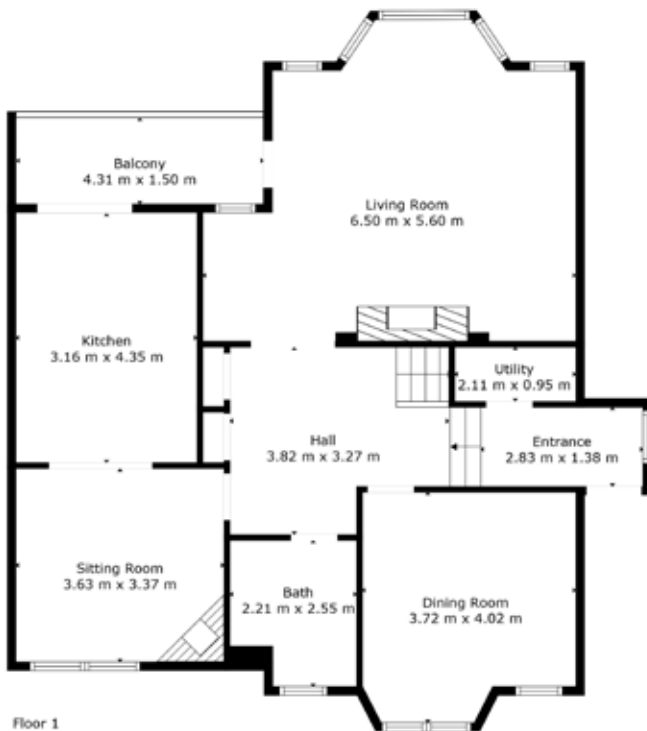




# **OUTSIDE**

2 allocated car parking spaces with additional visitor parking.





## VALUER

**Mark Leinster**

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## MORTGAGE ADVICE

For free independent advice on mortgages talk to

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