

RS.26.122

9C Aughrim Road, Kilkeel, Newry, County Down, BT34 4HR



Asking Price £465,000

Property Description

9c Aughrim Road sits at the foot of the Mourne Mountains in an area of outstanding natural beauty. Situated only 15 minutes from the village of Rostrevor, and a few miles from the town of Kilkeel, this incredible family home benefits not only from the surrounding scenery, but accessibility too. An individually designed detached home, thoughtfully built to an exceptional specification with a focus on quality, comfort and long-term durability. From the premium materials and bespoke finishes to the flexible layout and energy-efficient design, every aspect of the home has been carefully considered.

Generous landscaped gardens, productive growing areas with polytunnels, and outdoor dining areas create a sought-after lifestyle for families, gardeners and lovers of the outdoors, while remaining within easy reach of Newry, Belfast and Dublin. A traditional dry stone wall made of granite lines the property's boundary and is an attractive feature in itself, staying within keeping of the local surroundings.

Having been built in 2017, this property has been maintained to a high standard by the current owners, and is ready to move into right away. The ground floor features open plan living, with a spacious kitchen, living and dining area and underfloor heating. The modern design means the home is flooded with natural light throughout the day. The ground floor also features a double bedroom with ensuite, as well as an integrated garage. The remaining three bedrooms, two walk-in closets, main ensuite, office and additional storage space are situated on the first floor.

Location

Enjoying a peaceful setting in the heart of the Mournes, the property is surrounded by some of Northern Ireland's finest countryside. Mourne Park and Aughrim Hill are both less than five minutes away, offering beautiful woodland and hill walks almost on your doorstep. Silent Valley, the High Mournes, Kilbroney Forest Park, Cranfield Beach, Warrenpoint and Newcastle are all within easy reach, providing endless opportunities for walking, cycling and enjoying the outdoors.



Property Features

Category	Feature
Kitchen	Quartz worktops
	Integrated Bosch oven and dishwasher (replaced 2025)
	Belfast sink
	Walk-in pantry/larder
	Soft-close cabinetry throughout
	Integrated soft close pull-out waste bins
Bathrooms, Ensuites & WC	Premium Hansgrohe chrome taps and dual-head rainfall showers
	Premium German Bette glazed titanium-steel bath
	Quartz vanity countertops
	Walk-in showers
	Handcrafted, custom-made lucite and chrome bathroom hardware throughout, including towel rails and cabinet pulls
	Infrared sauna (available by separate negotiation)
Bedrooms	Spacious principal bedroom opening onto private balcony
	Separate his-and-hers walk-in wardrobes
	Ground-floor guest bedroom with Jack & Jill shower room
Flexible Living	Flexible accommodation with up to five bedrooms, or an ideal combination of bedrooms, home offices and gym
	Two dedicated home offices with built-in shelving and standing desks
	Home gym with Juliet balcony
	Utility room with quartz worktop
	Spacious entrance cloakroom
	Large custom-fitted hot press with bespoke shelving

Category	Feature
Interior Finishes	Rationel alu-clad windows and doors
	Premium Mexicano Prime internal doors throughout
	Premium floor tiling throughout the ground floor
	Quick-Step Eligna wide-plank oak-effect flooring throughout the first floor
	Stovax Studio wood-burning stove
	Garage with custom-built shelving and storage
Heating & Smart Home	Ground-floor underfloor heating
	Heatmiser app-controlled heating system with digital thermostats
	EV car charging point
	Full Fibre broadband (up to 900 Mbps)
	Built-in projector screen in the living room
	Blink smart security system including video doorbell, outdoor floodlight camera and indoor camera (available by separate negotiation)
Exterior	Natural slate roof
	Local Mourne granite/stone front and side façade
	Large gravel driveway with parking for three or more vehicles
	Mature privacy hedging
	Stone boundary walls
Garden & Grounds	Large private rear garden with established lawns and strawberry beds
	Granite patio and timber pergola creating an ideal outdoor entertaining space
	Separate vegetable garden area with three 3m × 12m KSB polycarbonate polytunnels, mature grapevines, established fruit bushes and maturing fruit trees
	Exceptional opportunity to enjoy an established productive garden with potential for home-grown fruit and vegetables, a flourishing kitchen garden, or a small-scale homestead lifestyle



Floorplan

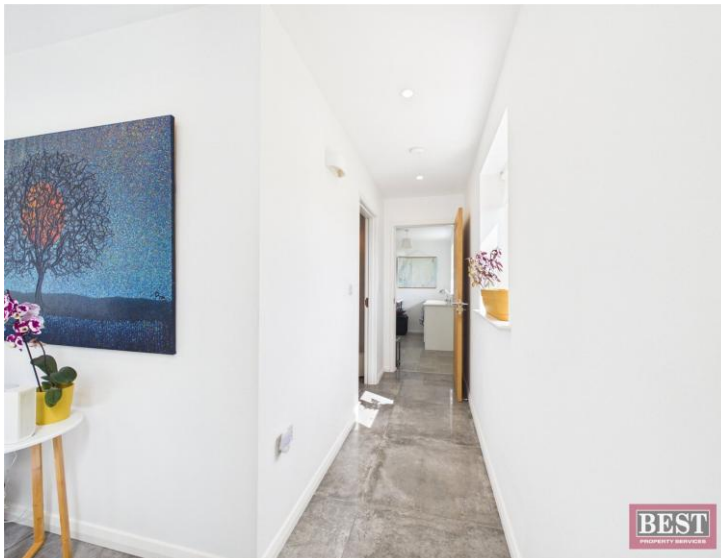


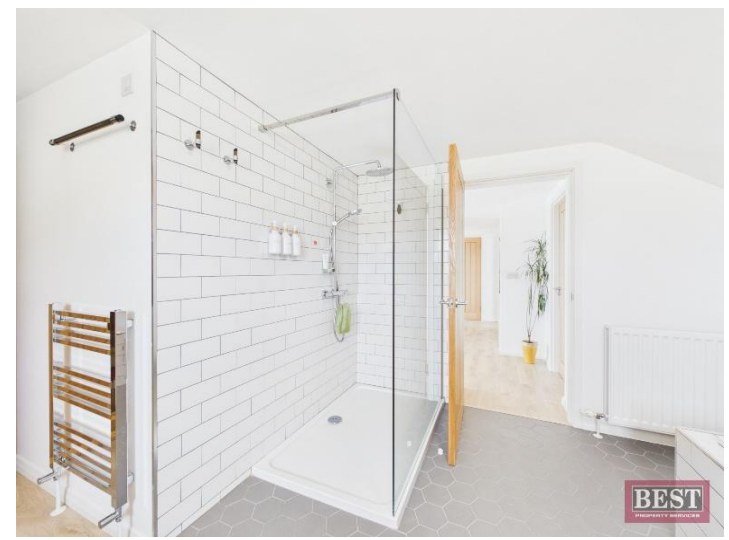
Floor 1



Floor 2











Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing:

By appointment only

Office Opening Hours

Monday- Thursday: 9-5.30

Friday: 9-5

Saturday: By Appointment

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

REQUEST A VALUATION

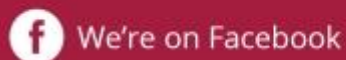
We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

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