

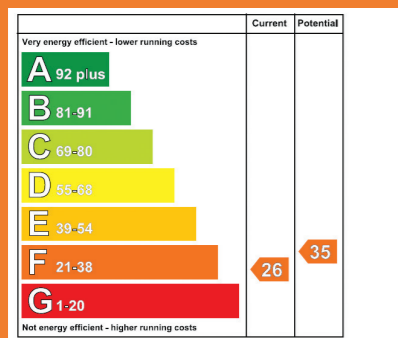


**Hazards**  
**20 Main Street**  
**Dundrum**  
**Newcastle**  
**BT33 0LX**

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**£222,500**



Bennett Estate Agents are delighted to offer this unique opportunity to acquire a deceptively spacious and charming property which enjoys a prominent position in the heart of Dundrum Village. Nestled at the foot of the spectacular Mourne Mountains, famous for the miles of sandy beaches, fine restaurants, ample leisure facilities and many tourist attractions, this truly outstanding and unique property offers a rare combination of location and luxury. Designed to take full advantage of its unrivalled position over Dundrum Bay, with uninterrupted views across to Murlough Nature Reserve and out to sea, this fine home, formerly the 'Saddlers Shop', was originally constructed in 1902. The picturesque village of Dundrum is situated along County Down's south eastern coast, in close proximity to various local attractions. Dundrum offers a popular weekend retreat and is the ideal lifestyle location. In addition to the more strenuous activities, Dundrum also offers excellent shopping and dining in a variety of highly regarded restaurants, with the award winning Mourne Seafood Bar right on your doorstep. Take the time to view this charming home, you will not be disappointed with what awaits you!

**Disclaimer**  
 These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor BENNETT (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering /purchasing floor coverings.

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# Features

- Positioned overlooking the common, Murlough Nature Reserve and the beautiful Dundrum Bay, this fine home is full of character and charm.
- The property retains many of the original features to include high ceilings, original cornices and ceiling roses.
- Further unique features include deep set sliding sash windows with authentic plantation shutters and stunning parquet flooring.
- Extensively renovated in 2007 to include rewiring, re-plumbing, double-glazed windows, underfloor heating, and a building extension.
- Situated within a beautiful waterfront setting in a delightful location and within walking distance of shops, excellent restaurants and coastal walks.
- Only a five-minute stroll to Murlough National Trust Nature Reserve and a few minutes' walk to the historic Dundrum Castle.
- Luxurious and spacious accommodation throughout to include open plan lounge to dining with multi-fuel 'art deco' fireplace leading to modern fitted kitchen with bright living area offering stunning views out to sea.
- Three magnificent high ceiling bedrooms full of warmth and character and well-presented family bathroom suite with separate shower enclosure.
- Fitted alarm system, oil fired central heating and underfloor heating.
- This stunning townhouse would ideally suit both those seeking a seaside retreat or a permanent luxury home base in a tranquil seaside village just 45 minutes commute to Belfast by car or bus.

# Comprises

**Hardwood front door leading to...**

**ENTRANCE HALL:**

Stained glass inner door. Reclaimed parquet flooring. Fired earth tiled floor to entrance porch. Cornice ceiling and ceiling rose.

**LIVING/DINING ROOM:**

8.25m x 3.13m (27'1" x 10'3")

Solid oak wood flooring. Open 'art deco' fireplace with wood surround, slate hearth and tiled inset. Picture lights. Cornice ceiling and ceiling rose. Double glass doors to kitchen.

**OPEN PLAN KITCHEN TO LIVING/DINING AREA:**

6.47m x 3.73m (21'3" x 12'3")

Excellent range of high to low-level 'shaker style' units. Integrated oven and five ring gas hob, extractor fan with hood. Stainless steel single drainer sink unit with mixer taps. Integrated fridge-freezer. Fired earth partially tiled walls, hand cut terracotta tiled floor. Recessed spotlights.

**LIVING/DINING AREA:**

Velux windows. Recessed spotlights. Wooden stable door with porthole window providing access to exterior side yard. Floor to ceiling windows and French doors leading to enclosed rear garden with views over Dundrum Bay.

**DOWNSTAIRS W/C:**

Low flush W/C. Pedestal wash hand basin with mixer taps and tiled splashback. Tiled floors, partially panelled walls. Extractor fan. Under stairs storage.

**UTILITY ROOM:**

Wooden stable door. High to low-level units. Plumbed for washing machine, Belfast sink. Oil fired boiler.

**LANDING:**

Cornice ceiling. Access to roof space.

**ROOFSpace:**

Floored and insulated with slingsby ladder access. Velux window. Planning permission granted for fourth bedroom/ensuite/play area.



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**BEDROOM (1):**

4.54m x 3.71m (14'11" x 12'2")

Feature fireplace. Cornice ceiling. Sink unit with mixer taps and under sink storage, tiled splash back. Picture rail.

**BEDROOM (2):**

4.06m x 2.73m (13'4" x 8'11")

Feature fireplace. Cornice ceiling. Picture rail.

**BEDROOM (3):**

4.05m x 2.65m (13'3" x 8'8")

Feature fireplace. Solid wood floor. Sink unit with mixer taps and under sink storage, tiled splash back. Cornice ceiling. Picture rail.

**BATHROOM:**

3.04m x 2.28m (9'12" x 7'6")

Tiled 'Adamsez' bath with shower attachment. Low flush W/C. Free standing wall mounted wash hand basin with mixer taps. Tiled floor, partially tiled walls. Lighted mirror cabinet. Concealed spotlights. Heated towel rail. Enclosed shower cubicle with overhead waterfall shower head. Extractor fan. Feature glass block window.

**OUTSIDE:**

Delightful enclosed rear garden with stone wall and access gate. Laid in lawn and paved with mature hedging. Stunning views of the Mourne Mountains and out to sea. Access gate to parking. Water tap. Paved side yard leading to shed and enclosed oil tank.

**LOCATION:**

20 Main Street is located on the right-hand side as you enter the Village of Dundrum from Newcastle, just before the Mourne Seafood Bar.