

59 The Quay
Dundrum, Newcastle
Co. Down
BT33 0UJ

59 The Quay
Dundrum, Newcastle
Co. Down
BT33 0UJ

£199,950



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		64
E 39-54	52	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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.

Bennett Estate Agents
184 Lisburn Rd
Belfast, BT9 6AL

T: 028 9066 4347
E: hello@bennettstateagents.com
W: www.bennettstateagents.com

@BennettEstate

Proudly positioned within an exclusive development, 59 The Quay is undoubtedly one of Northern Ireland's premier properties located in the picturesque village of Dundrum. This beautifully presented ground floor apartment is nestled at the foot of the spectacular Mourne Mountains. The location is second to none and is renowned for the miles of stunning beaches, superb restaurants, ample leisure facilities and many tourist attractions. Providing uninterrupted views of the Mourne Mountains, this superb property has been designed to take full advantage of its unrivalled position over Dundrum Bay. Featuring bright and spacious accommodation throughout, this superb property offers an expansive, enclosed garden that provides the perfect place to unwind and take in the stunning views. Providing the discerning purchaser with the opportunity to acquire a peaceful, coastal bolt hole in a popular County Down location, we encourage an internal appraisal at your earliest convenience you will be impressed with what awaits you!

Features

- A superb ground floor apartment situated in the heart of Dundrum Village, with exquisite views over Dundrum Bay and the Mourne Mountains.
- Located in a popular shorefront development and providing ease of access to Newcastle, Downpatrick and the main arterial routes to Belfast which is a 40-minute drive.
- Murlough National Trust Nature Reserve, the historic Dundrum Castle and Keel Point are all within walking distance
- Royal County Down Golf Club, the Mourne Mountains, Tollymore and Castlewellan forests, and Newcastle are only a short drive away.
- Beautiful south-facing waterfront setting in a delightful village location within walking distance of a number of local shops, cafes, scenic coastal walks and excellent restaurants including Mourne Seafood Bar and The Bucks Head Inn.
- Nature lovers will be in heaven watching and listening to the many species of seabirds which include herons and oyster catchers plus seasonal arrivals throughout the year, notably geese flying past in the winter and terns and house martins in the summer.
- Spacious and well-presented accommodation throughout including an open plan living-dining-kitchen that provides direct access to an excellent south-facing rear garden with paved patio to enjoy the spectacular views.
- Modern fitted kitchen including a generous corner breakfast bar with four bar stools that provides the perfect social hub for entertaining as well as casual dining.
- An expansive garden provides an excellent spot for al fresco dining and sunbathing – unwind, relax and enjoy the spectacular views over Dundrum Bay.
- Two bright and well-presented bedrooms, both with built-in wardrobes (Master with ensuite shower room).
- Modern family bathroom suite.
- Ample storage facilities throughout.
- Gas fired central heating and uPVC double glazing.
- Private car parking with ample guest parking.
- This amazing apartment is ideal for those seeking a seaside retreat/ holiday home or those looking for a permanent home base.

Comprises

Solid wood front door.

ENTRANCE HALL:

Two generous storage closets. Electrical cupboard, radiator, recessed spotlights, wall lights and Alarm system. Laminate wood flooring.

OPEN PLAN KITCHEN / DINING / LIVING AREA:

28'4" x 16'3" (8.63m x 4.95m)

At widest points. Excellent selection of high to low-level fitted units with Formica worktops and array of storage and shelving. Equipped with American-Style Fridge Freezer. Integrated NEFF microwave. 1.5 drainer stainless steel sink unit with mixer tap. Integrated dishwasher and washer/dryer. Integrated oven and four ring electric hob. Stainless steel T-box chimney style extractor fan with hood. Recessed spotlights. Under cabinet lighting. Partially tiled walls and tiled floor. Spacious, corner fitted breakfast bar.

LIVING AREA:

Semi-solid wood flooring. Recessed spotlights. Breath-taking and uninterrupted views over Dundrum Bay and of the Mourne Mountains. Sliding French doors leading to enclosed garden. Sky and BT phone line access points, 3 wall mounted radiators.

BEDROOM (1):

11'8" x 10'10" (3.56m x 3.29m)

At widest points. Walk-in wardrobe. Extensive views. Wall mounted TV point. Wall mounted radiator.

ENSUITE SHOWER ROOM:

8'6" x 4'8" (2.60m x 1.43m)

At widest points. Tiled shower enclosure with bi-fold shower door and shower attachment. Pedestal wash hand basin with mixer tap. Low flush W/C. Partially tiled walls and tiled floor. Extractor fan. Recessed spotlights and mirror light. Porthole window. Wall mounted radiator.



BEDROOM (2):

10'1 x 9'3" (3.08m x 2.83m)

At widest points. Built-in wardrobe which houses gas boiler. Wall mounted radiator. TV point.

BATHROOM:

9'3" x 6'6" (2.81m x 1.98m)

At widest points. Modern white bathroom suite comprising panelled bath with shower screen and attachment. Pedestal wash hand basin with mixer tap and tiled splash back. Low flush W/C. Partially tiled walls and tiled floor. Extractor fan. Recessed spotlights. Wall mounted radiator.

OUTSIDE:

Enclosed garden with paved patio providing ample space for table and chairs, ideal for relaxing and entertaining. Boundary fence with mature shrubbery and trees. Stunning views of the bay and mountains Sky satellite dish. Private car parking space with good guest parking to the front and an ample locked storage space beside the front door.

LOCATION:

Travelling into Dundrum Village from Ballynahinch, take the first left off the main Dundrum Road before the filling station in to The Quay Development. Follow the road around past the townhouses and apartment blocks and continue straight on. No 59 is located near the end on the left-hand side.

