

Apt 4, Dundrum Bay View
Dundrum
Newcastle
Co. Down
BT33 0FG

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Offers over £180,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

This outstanding first-floor duplex apartment occupies the most magnificent, tranquil and idyllic rural setting in the picturesque village of Dundrum, located in the heart of County Down. Designed to maximize the stunning views and natural light, this penthouse apartment offers superb, well-proportioned and adaptable accommodation finished to the very highest standard and specification throughout which is further enhanced by an abundance of outstanding features and qualities both internally and externally. The property includes a superb central and spacious lounge with stunning views of the Mourne Mountains, Murlough Bay and beyond, open plan to dining area and kitchen. The property is complimented by three well-presented bedrooms over two floors (Master with en-suite shower room). The overall ambiance, stunning interior, views, the location and the beautiful setting offers the discerning client the rare opportunity to enjoy a quality lifestyle in this much sought-after area.

Features

- A superb duplex, penthouse apartment in a most desirable location in the popular village of Dundrum.
- Beautifully presented throughout with panoramic views of the Mourne mountains and Dundrum Bay.
- Extensive open plan lounge to dining leading to kitchen.
- Modern fitted kitchen.
- Three well-proportioned and presented bedrooms (Two with en-suite facilities).
- Security alarm system with video entry system.
- Private secure parking for two cars and ample visitor parking with electronic entry system.
- Well maintained communal areas serviced by Management Company.

Comprises

Hardwood front door with door entry system to...

COMMUNAL ENTRANCE HALL:

Stairwell to first floor.

Hardwood front door to Apartment 4...

ENTRANCE HALL:

Solid wood flooring, storage cupboard, low voltage lighting.

OPEN PLAN KITCHEN/ LIVING/ DINING:

26'2" x 14'8" (7.98m x 4.46m)

Range of high to low-level units, integrated Hotpoint top oven and separate grill, five-ring gas hob, stainless steel chimney style extractor fan, integrated washing machine, integrated fridge-freezer, integrated Bosch dishwasher, Vaillant boiler, tiled and wood flooring and partially tiled walls, gas fire with marble effect inset and fireplace. Excellent views of Dundrum Bay and the Mourne Mountains.

BEDROOM (3):

11'10" x 10'0" (3.61m x 3.06m)

EN-SUITE SHOWER ROOM:

Ceramic tiled floor, push button W/C, tiled shower cubicle, wall mounted wash basin with mosaic style splash back, heated towel rail, low voltage lighting.

BATHROOM:

White suite comprising panelled jacuzzi bath with shower over bath, wall mounted wash basin, low flush W/C, fully tiled floor.

INNER HALLWAY LEADING TO UPPER LEVEL.

MASTER BEDROOM:

17'9" x 13'12" (5.40m x 4.26m)

EN-SUITE SHOWER ROOM:

8'12" x 7'2" (2.74m x 2.19m)

Ceramic tiled floor and walls, push button W/C, sink unit with storage and marble effect top, heated chrome towel rail, corner shower enclosure, Velux window.



BENNETT

ESTATE AGENTS

BEDROOM (2):

17'10" x 11'5" (5.43m x 3.47m)

Double Velux window.

OUTSIDE:

Private secure parking for two cars accessed via electronic double gates. Ample visitor parking.

LOCATION:

From Main Street, Dundrum when travelling towards Newcastle, turn right onto School Hill Road. Then turn right onto Murlough View and the gated entrance to Dundrum Bay View is on the right.

