

RS.22.118

**109 - 111 Killowen Road, Rostrevor, Newry, Down**  
**BT34 3AE**



**Asking Price £1,000,000**

**DETACHED RESIDENCE & 2 ADJACENT APPROVED BUILDING SITES WITH SHORE FRONTAGE, EXTENDING OVERALL TO APPROX. 0.9 ACRES**

**CLOSING DATE FOR OFFERS: FRIDAY 18<sup>TH</sup> NOVEMBER 2022**

## Location

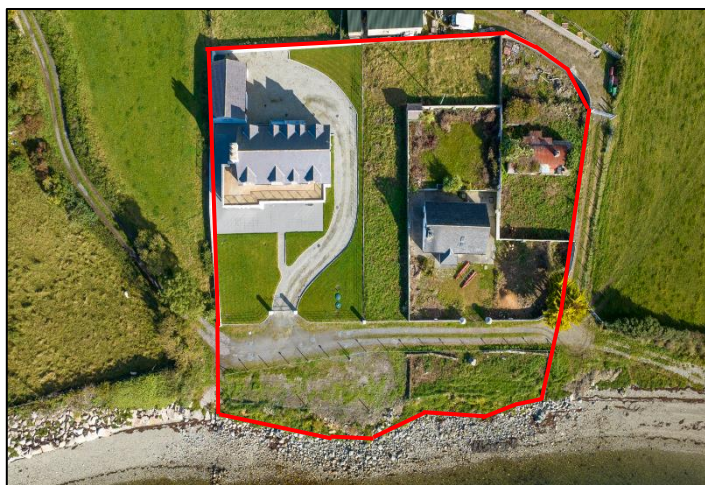
From the Shore Road, Rostrevor, drive approx. 3 miles from Campbells Garage towards Kilkeel. Immediately past Ballyedmond Castle, take the lane on the righthand side. Drive towards the shore & 109 - 111 is on the left.

## Property Description

New to the market, this superb five bedroom, 3,000 sq ft detached property sits in prime location on the waters edge of Killowen with un-interrupted across Carlingford Lough to the front, and magnificent mountain views to the rear.

Located at the base of the Mourne Mountains and only 5 minutes' drive to Rostrevor Village, this property benefits from incredible surrounding scenery whilst remaining close to both Rostrevor, Kilbroney Park, Killowen Primary School and local bus stops. Ideal for families, this location also provides for plenty of outdoor activities including hiking, walking trails, and water sports, being only a few minutes from Carlingford Lough Yacht club.

The property itself which is South-facing, comprises five double bedrooms, two on the ground floor and three on the first floor (all with en-suites), an open-plan kitchen/living/dining area, spacious entrance hall, utility room and study. There is a wrap-around glass balcony surrounding the first floor that is perfectly positioned to benefit from the tranquility of the surrounding scenery. Externally, there is a spacious garden to the front and garage to the rear, as well as a private gravel driveway with plentiful parking.



### Entrance Hall

16' 5" x 8' 2" (5m x 2.5m)

Tiled flooring; solid wood panelled door with glass either side; vertical radiator; under stair storage;

### Kitchen/Living Area

26' 3" x 32' 10" (8m x 10m)

4.5 x 5.5 (units part) 7.8 x 5.7 (second part) Open fireplace; tiled flooring; upper and lower level units; recessed spotlight; belling range cooker with 5 ring electric hob; stainless steel backsplash; tv point.

### Bedroom 1

18' 1" x 16' 5" (5.5m x 5m)

Front Elevation. Oak wood flooring; two built-in wardrobes; en-suite; tv point; two double doors opening out to patio area; mahogany skirting; two double radiators.

### Utility Room

11' 6" x 7' 10" (3.5m x 2.4m)

Tiled Flooring; Plumbed for Washing Machine; Stainless Steel Sink; Upper and Lower level storage units; Access to rear of property

### W.C./En-suite (Bed 1)

6' 7" x 6' 7" (2m x 2m)

Tiled flooring and walls; telephone point; mains shower (Samuel Heath) mirrored cabinet; Villeroy & Boch sink; towel rail; shaving point; heated towel rail; recessed spotlights

### Bedroom 2

13' 1" x 9' 10" (4m x 3m)

Oak wood flooring; tv point; rear facing; built in wardrobe; 2 c windows; en-suite

### Bedroom 2 En-suite

Tiled flooring and walls; heated towel rail; Samuel Heath shower; Villeroy & Boch sink; mirrored unit; Villeroy & Boch bidet; telephone point.

### Bedroom 3

17' 9" x 12' 2" (5.4m x 3.7m)

Rear Elevation with mountain views. Oak wood flooring; two windows; built in storage; telephone point; TV point.

### En-suite (Bed 3)

Rear Elevation. Tiled flooring and walls; mirrored cabinet; 3 piece Villeroy & Boch suite; towel rail; shaving point; recessed spotlights.

### Office

7' 3" x 9' 10" (2.2m x 3m)

Single radiator; oak wood flooring; front facing; large windows opening out to balcony; mahogany skirting.

### Bedroom 4

17' 5" x 11' 6" (5.3m x 3.5m)

Solid Oak Wood Flooring; South facing with views across Carlingford Lough; Built in storage; Double doors onto balcony; En-suite

### Bedroom 4 (En-suite)

7' 3" x 6' 11" (2.2m x 2.1m)

Tiled Floor & Walls; Shower; Front Facing

### Bedroom 5

23' 11" x 14' 9" (7.3m x 4.5m)

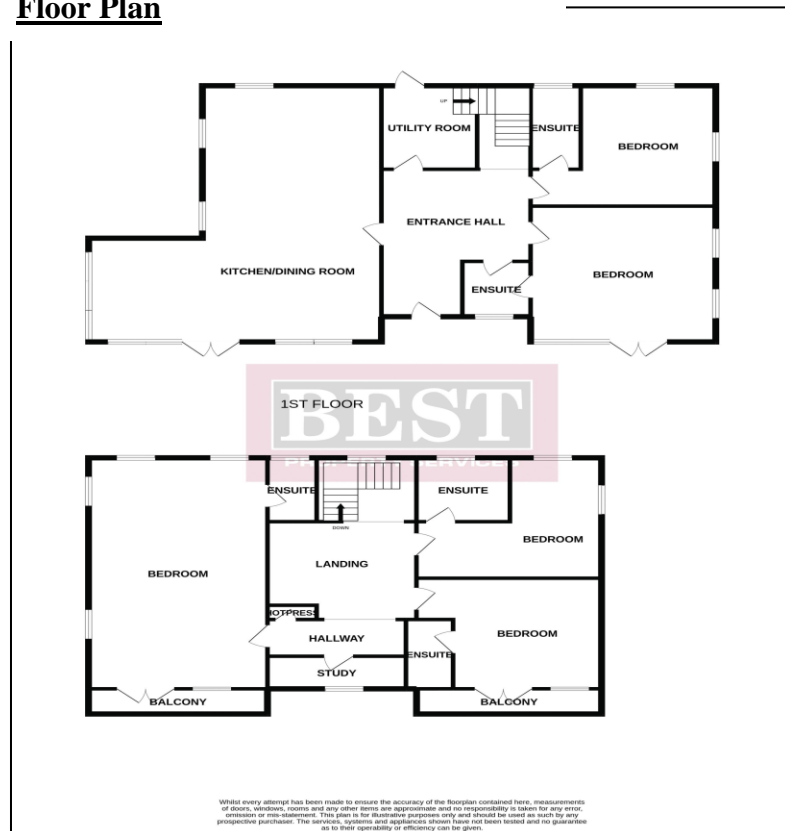
Solid oak wood flooring; mahogany skirting boards; open fireplace with exposed brick and porcelain surround; double radiator; tv point; double doors opening out to balcony; front facing; telephone point; adjoining loo.

### Bedroom 5 (En-suite)

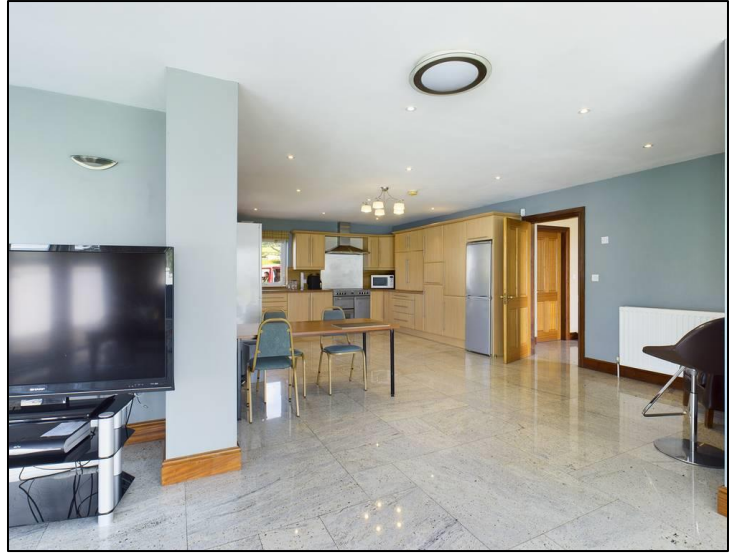
5' 7" x 6' 7" (1.7m x 2m)

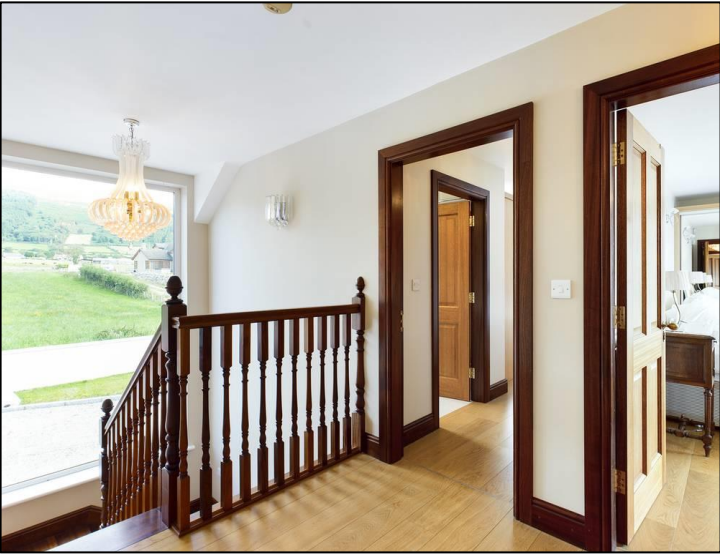
Tiled Floor & Walls; Rear facing; Three piece suite

## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with HEMPHILL'S 2022





## **BUILDING SITES: -**

Adjacent to the Residence are 2 approved Building sites which also benefit from shore frontage and spectacular views towards Carlingford & Greenore.

### **(a) 109A KILLOWEN ROAD**

Situated between 109 & 111, this middle plot includes an existing cottage and has Full Planning Consent approved under Planning reference LA07/2019/1489F in March 2021 with a 5-year expiry.

### **(b) 111 KILLOWEN ROAD**

This end plot has an Outline Planning Consent, [reference LA07/2019/0053/O] approved in November 2019. The ridge height is restricted to “less than 6.5 metres” to a maximum footprint of 125m<sup>2</sup> measured externally.

## **Access**

All 3 properties are accessed via a long established right of way over Yelverton Lane from the Killowen road, the main coastal route between Rostrevor and Kilkeel. Yelverton Lane is situated to the east of Ballyedmond Castle adjacent to the eastern boundary of the Estate.

## **Lots**

The Vendors prefer the entire property to be sold as one lot. However should individuals have a preference for Dwelling only or sites only, this may be discussed further with the selling agents.

## **Offers**

Whilst the agents invite offers from interested parties for this property initially on a private basis, we reserve the right on behalf of the Vendors to conclude the bidding (if necessary) by holding a meeting of all bidders on a specified date and time in our office. In the event that a meeting is to be arranged, only those parties with a valid offer on the property can be assured of being notified of the specific time and date.

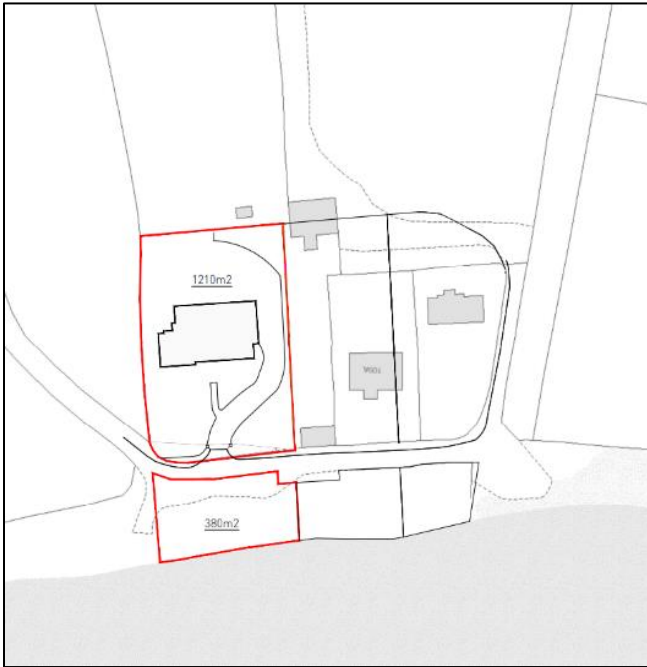
## **Closing Date for offers: -**

Guide Price: - offers around £1,000,000

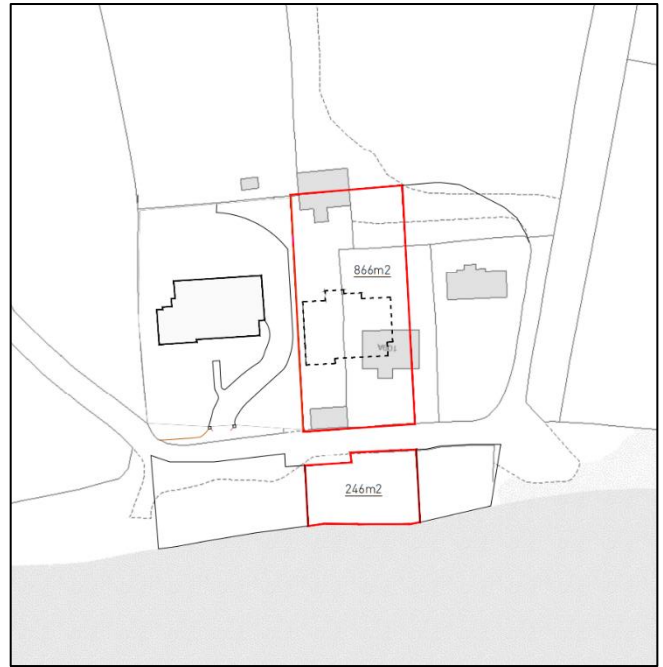
Closing Date: - Friday 18<sup>th</sup> November 2022

## Site Maps

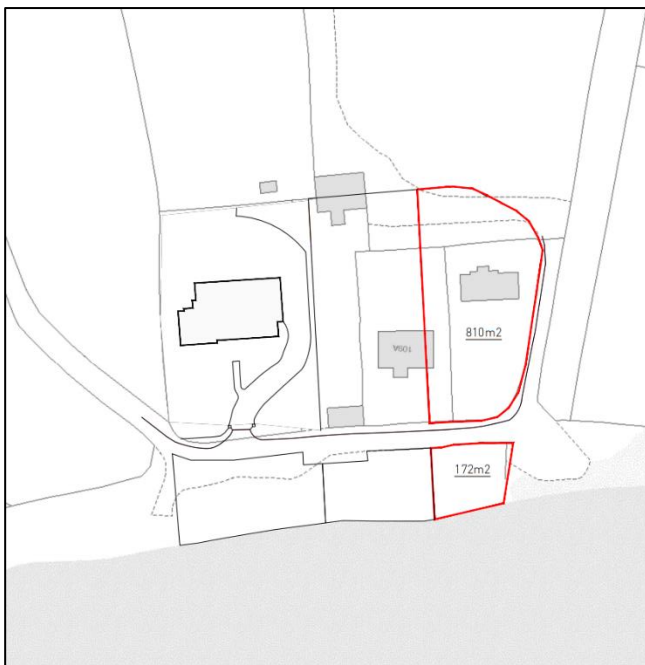
**Lot 1:** Dwelling; 0.39 acres



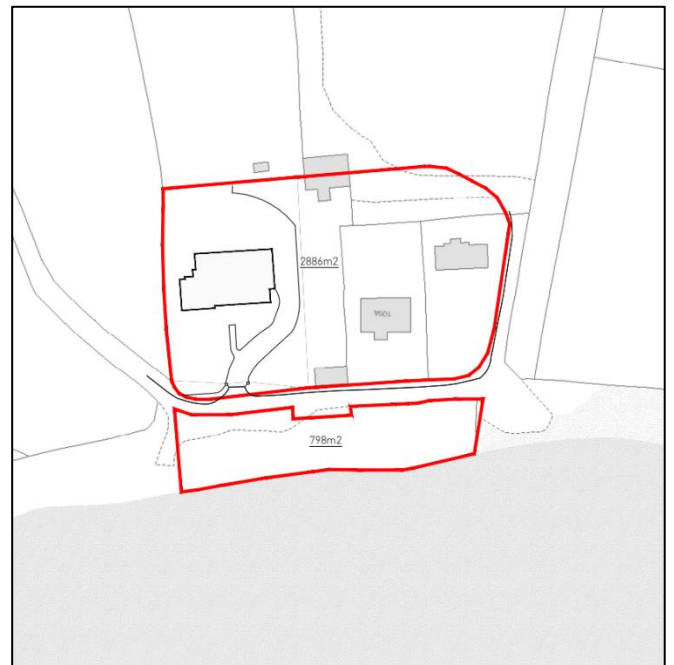
**Lot 2:** 109a; 0.27 acres



**Lot 3:** 111; 0.24 acres



**Lot 4:** Overall; 0.90 acres







# Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   C	72   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Viewing:

By appointment only

Our Office is Open 6 days a week

Monday, Wednesday & Thursday 09:00 – 17:30

Tuesday 09:00 – 19:30

Friday 09:00 – 17:00

Saturday 09:00 – 12 noon

## 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

This brochure is for illustrative purposes only, and the particulars contained in it do not constitute any part of an offer or contract. 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.



34 Church Street, Warrenpoint  
BT34 3HN, N. Ireland



Tel: 028 8772 2663  
[info@bestpropertyservices.com](mailto:info@bestpropertyservices.com)  
[bestpropertyservices.com](http://bestpropertyservices.com)