

# *The Penthouse*

18 CAIRLINN'S COVE, ROSTREVOR



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*Exclusive Homes.*

**Bradley**  
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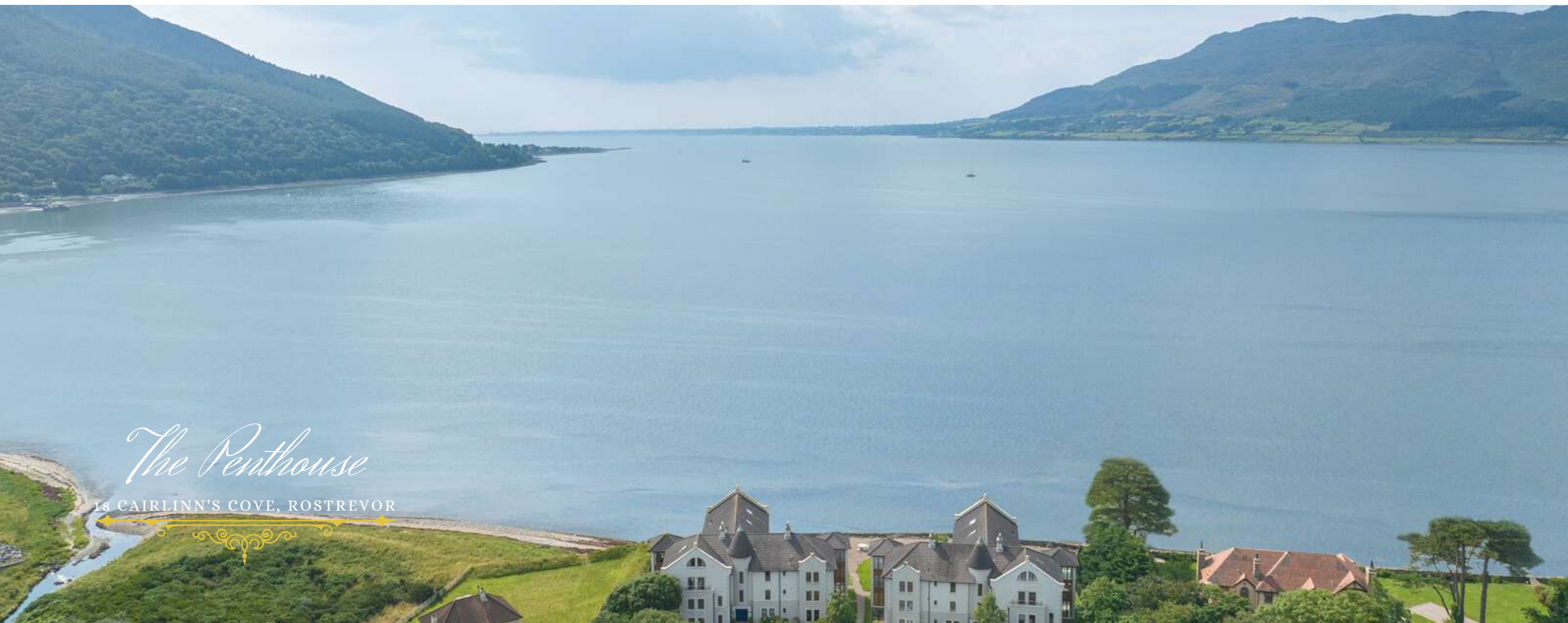
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*" There's a hundred thousand welcomes and the warmest hospitality to those who come amongst us in old Cairlinn by the sea "*

Like a lighthouse standing proud and tall, with the lough in steadfast embrace. Waves dance as the sun rises and falls. And the moonlight's reflection as though a thousand smithereens. The hum of the slow moving trawler as the fishermen search for mussels and the rising wash from the passing Sea Truck mid-lough gently beats the beach. Like candles, hazy lights flicker on the lower Burma and up the Fiddler's Green, while the last few hike towards the Cairn at Slieve Martin. So much to see, to hear and to feel; all in an evening in The Penthouse at Cairlinn's Cove.

Of course, as day breaks a new adventure begins, and light spills in abundance through the high set windows of this marvellous duplex home. The due south facing panorama of this place ensures that you catch every moment of the day, as the sun rises in the east and sets in the west. A single heron bird stands nearby on the sand along the line of the water's edge; and sail boats raise their spinnakers, zig-zagging towards Carlingford and Greenore. From every room within this magical place, you can't help but catch the ever changing vista like a dream that never ends. The Penthouse at Cairlinn's Cove is a once a lifetime opportunity to live in an extraordinary place, that is truly beyond compare.



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## GROUND FLOOR

### Entrance Hall:

Marble tiled flooring. Painted walls.

### Bedroom 1/ Study - 4.47m x 4.26m:

Carpet flooring. Higher level built-in shelving with feature recessed spotlights underneath. Floor to ceiling built-in storage with open shelving at user level and higher level and cupboard space at lower level as well as coat hanging space. SHARP wall mounted TV. Radiator with solid wood and chrome radiator cover.

### Bedroom 2 - 3.70m x 3.50m:

Carpet flooring. Built-in wardrobe storage with full length mirrored doors to one side of the room. Built-in wardrobe storage with a 'Murphy' double bed with recessed spot lighting overhead. Radiator. Side view spanning across the shores. Chloride smoke detector.

### Bathroom - 2.38m x 2.11m:

Tiled flooring. Jacuzzi bath with power shower. Built-in radio system. Low flush WC. Bidet. Wall hung sink. Wall mounted mirror with integrated storage cabinet and feature lighting. Chrome shelving. Chrome heated towel rail. Recessed spot lighting.

### Utility Storage:

Plumbed for utility appliances. Built-in higher level shelving. Beko washing machine. Creda condenser dryer. Recessed spot lighting. Fuse board. Alarm panel.

### Kitchen/ Dining/ Living Area - 8.93m x 5.82m:

Generous open plan spaces incorporating marble tiled flooring. Integrated kitchen storage cupboards with integrated Bosch dishwasher, Neff oven and Neff fridge/freezer. Full length integrated storage with frosted glass doors. Vaillant eco TEC pro combination boiler. Bespoke kitchen unit with granite countertop and lower-level storage as well as Franke stainless steel sink, and Neff integrated induction hob with Thermex overhead extractor fan. Feature recessed spotlighting above counter space. Integrated display cabinet with glass shelving and mirrored background. Two radiators in both living and dining areas. Higher level wall mounted lights with frosted glass. BPT access control intercom system. Telephone point. Bi-folding doors leading to sun room with triangular feature window above.

### Sun Room - 4.02m x 3.00m:

Accessed via bi-folding doors off the dining/living area. Wall mounted lights with frosted glass at lower level upon entry from dining/living area. Marble tiled flooring. Radiator. Tv and phone points. New PVC double glazed full length windows with doors opening out towards the scenic landscape. Triangle gable end window. Panoramic views spanning across Carlingford Lough as well as the Mourne and Cooley mountains.

## FIRST FLOOR

Carpet stairs leading to first floor landing with storage cupboard and drawers.

### Master Bedroom - 6.13m x 5.47m:

Carpet flooring. Built-in storage with brass detailing, mirrored doors and feature spotlights above. Toshiba TV. Integrated drawers. Mezzanine balcony with reinforced safety glass. Access to eaves storage on both sides with lights on a timer. Velux window. BPT access control intercom system. Access to ensuite. Stunning views through the gable end window stretching across the lough.

### Ensuite - 2.62m x 1.87m:

Carpet flooring. Wallpaper on walls. Recessed spot lights. Low flush WC. Built-in dressing table with storage and marble countertop. Laundry cupboard. Corner shower with tiled backsplash. Sink with curved vanity unit. Wall mounted mirror with frosted glass shelving and feature lighting. Velux window.

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18 Carlinn's Cove, Rostrevor, Newry, County Down, BT34 3GJ



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## FEATURES

- Extraordinary beach front Duplex Penthouse
- Panoramic views across Carlingford Lough flanked by the Mourne and Cooley Mountains
- Extensive glazing resulting in an abundance of natural light
- Exclusive gated development in walking distance to Rostrevor Village
- High quality finishes and fitted furniture throughout
- Mezzanine balcony at first floor
- Spacious open plan living ideal for entertaining
- Direct access to the beach

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# Floor Plan

GROUND FLOOR  
1119 sq.ft. (104.0 sq.m.) approx.

1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 1572 sq.ft. (146.0 sq.m.) approx.

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## **FURTHER INFORMATION**

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