

RS.23.101

**33 Killowen Village,  
Rostrevor,  
Co. Down, BT34 3AJ**



**Guide Price £550,000**



## Property Description

Located in the Mourne Area of Outstanding Natural Beauty, 33 Killowen Village benefits from 360 degree views, including the dramatic backdrop of the Mourne Mountains to the rear, and south-facing coastal views to the front. Set among 0.7 acres of well manicured gardens and mature trees which surround the property offering plenty of privacy, 33 Killowen Village is well positioned in much sought-after Killowen Village, a quiet residential area next to Carlingford Yacht Club and within walking distance to the shore.

The generous sized grounds that surrounds the property also comes with the added attraction of the possibility of additional dwelling, subject to planning. This is an ideal home in a family-friendly area, only a few minutes drive to Rostrevor village, and close to all local walking, hiking and biking trails. The property itself spanning across c.3000 sq ft, includes five double bedrooms, two bathrooms, an open plan kitchen/dining area, office, utility, loft and integrated double garage. All reception areas have been designed to flood the property with natural light and make the most of the outstanding views.

Rarely does the opportunity come along to purchase such a sizeable property in Killowen on a site as spectacular as this.

- Excellent Five Bedroom Detached Family Home
- Overlooking Carlingford Lough, Cooley Mountains and the Mountains of Mourne
- Situated in the Picturesque & Sought-after Killowen Village
- Sitting on approximately 0.7 acres of Surrounding Gardens
- Located in a quiet cul-de-sac 5 minutes drive from Rostrevor
- Within Walking Distance to the Shore Front
- Open Plan Kitchen, Dining & Living Area with outstanding views
- Tarmac Drive with ample Parking Space



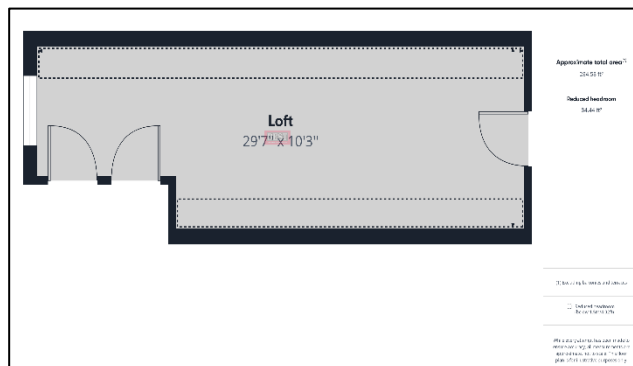
# Floor Plan



Ground Floor



First Floor

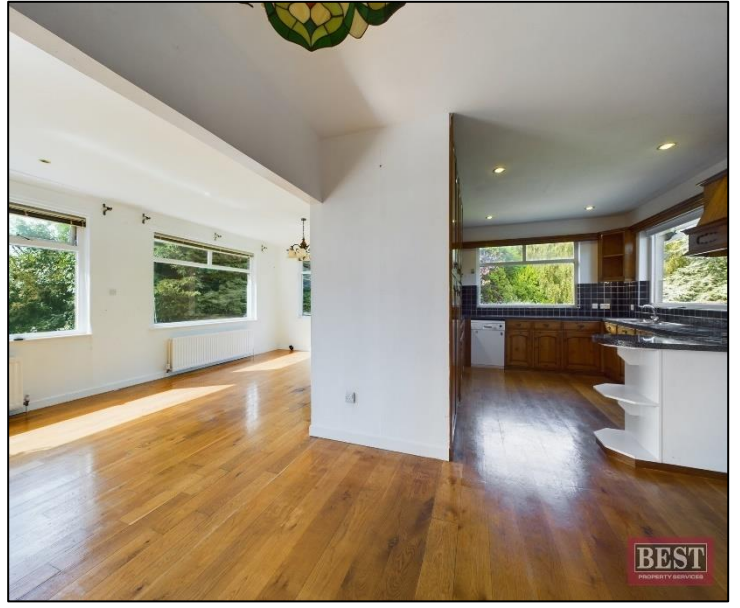


Second Floor















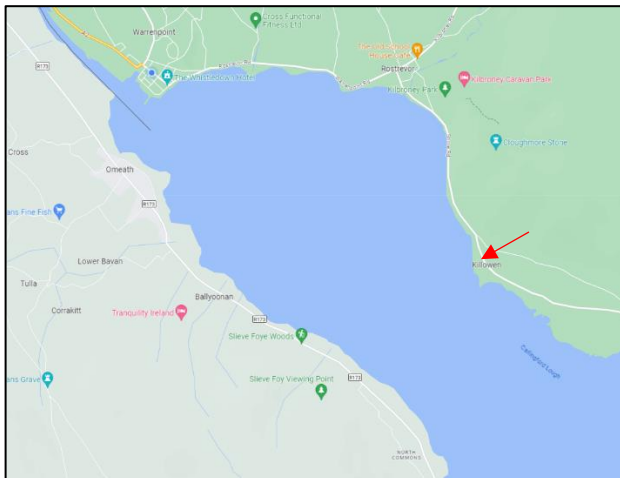








## Location Map



### Viewing:

By appointment only

Monday, Wednesday & Thursday	09:00 – 17:30
Tuesday	09:00 – 19:30
Friday	09:00 – 17:00
Saturday	09:00 – 12 noon

### Rates

£4,251 \*Subject to change

### 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

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.



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