

6 Carlinns Cove, Rostrevor, Co Down, BT34 3GJ



Asking Price £330,000

New to the market!

This outstanding two bedroom luxury first floor apartment has been tastefully finished to a very high standard, Situated within the ever popular Cairlinn's Cove Development, one of the most sought-after developments within Rostrevor. This beautiful apartment has uninterrupted views across Carlingford Lough, the Cooley Mountains and the Mountains of Mourne. Accommodation comprises of an entrance hall with wooden flooring, bright and spacious open plan kitchen/dining/living area - the kitchen has a range of integrated electrical appliances and marble countertops leading to the lounge area which has a faux fireplace, wooden flooring and double doors leading to a stunning sunroom. There are two double bedrooms one of which has a fully tiled ensuite shower and there is also a fully tiled bathroom.

Externally there are well-maintained communal gardens offering outdoor space, stretching out to the beach below with stunning views of the lough. This apartment, though situated within a private and quiet residence it is located conveniently within walking distance to Rostrevor Village and all local amenities.

- STUNNING FIRST FLOOR APARTMENT COMMANDING SEA VIEWS.
- Accommodation comprises: Entrance Hall, Open Plan Lounge/Kitchen/Dining Area. Sunroom, Two Double Bedrooms (one with Ensuite Shower Room), Main Bathroom, Storage Cupboard.
- Gas Fired Central Heating. Double Glazing.
- Designated parking.





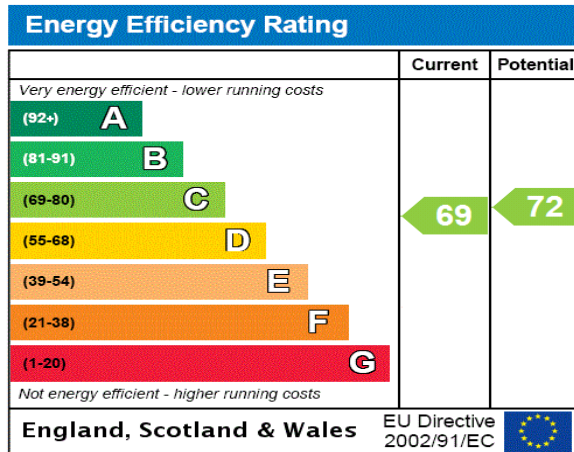
Floorplan







Energy Performance Certificate



Viewing:

By appointment only

Opening Hours

Monday -Thursday 9-5:30

Friday 9-5

Saturday: By appointment only

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/uk/si/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.

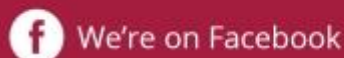
We reserve the right to conclude the sale of this property via the "Best and Final Offers" process. For more information please speak to an agent.

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



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