



We are delighted to present this unique designed by Donnelly & O'Neill and constructed about 18 years ago to take advantage of the excellent site that boasts panoramic views across Dundrum Bay and Murlough Nature Reserve to Newcastle and the Mourne Mountains beyond.

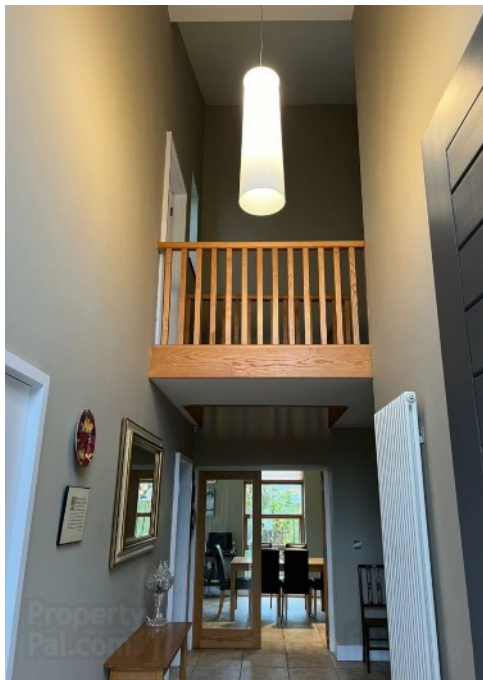
Constructed to a high specification throughout offering vaulted ceiling to hallways leading to 2 well-proportioned bedrooms, downstairs shower room, openplan lounge with contemporary gas fire, kitchen/dining room complete with an excellent range of built in appliances, utility and integral garage. The oak staircase leads to the first floor with a further bedroom enjoying south facing balcony and a luxury family bathroom.

Just minutes walk from all the amenities of Dundrum including leading restaurants and local convenience stores. Early enquiries are strongly encouraged.

Guide Price
£349,000

2 School Hill,
Dundrum,
NEWCASTLE,
BT33 0LZ

Viewing by
appointment with
& through agent
028 9266 1700



- Detached home with unbeatable views of coastal County Down and the Mourne Mountains
- Charming home with contemporary living arrangement
- First floor patio/balcony with sought after views of the Mourne Mountains
- Flexible Layout to present Two or Three Bedrooms options
- Fitted Kitchen with granite work surfaces and integrated high end appliances
- Living area with Contemporary Gas Fire and doors out to generous decked area
- Modern fully tiled Shower Room (Jack and Jill Access to bedroom)
- Double glazing throughout / Oil Fired Central Heating
- Tarmac driveway to front with parking (Automated Sliding gate to front)
- Approximately 40 minutes drive from Belfast and just 5 minutes from Newcastle
- Ideally suited for Holiday home, Airbnb or modern family home

The Property Comprises:

Ground Floor

ENTRANCE HALL: 20' 0" x 6' 0" (6.1m x 1.83m) Double height with feature stair walkway above to stairwell double doors to . . .

KITCHEN/LOUNGE/DINING: 34' 0" x 12' 0" (10.36m x 3.66m) Wrap around south facing windows, central chimney gas fire, tiled floor, handmade beech kitchen units with black marble worktop / breakfast bar and comprehensive range of built in appliances.



UTILITY ROOM: 10' 0" x 7' 0" (3.05m x 2.13m) Tiled floor, fully fitted with units and plumbed.

BEDROOM (1): 14' 0" x 12' 0" (4.27m x 3.66m) Fully fitted beech wardrobes.

ENSUITE SHOWER ROOM: 12' 0" x 6' 0" (3.66m x 1.83m) Jack and Jill access, electric low access shower, fully tiled walls and floor.

BEDROOM (2)/SNUG: 10' 0" x 10' 0" (3.05m x 3.05m) Solid oak stairs to . . .

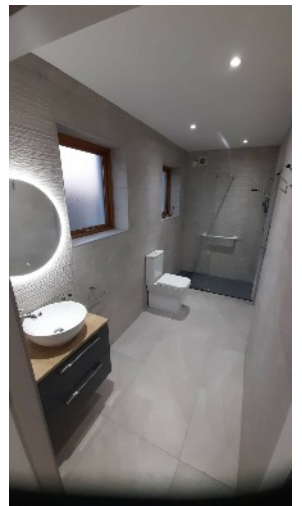
First Floor

LANDING:

PRINCIPAL BEDROOM: 14' 0" x 12' 0" (4.27m x 3.66m) Fitted beech wardrobes. Door to . . .

BALCONY: 11' 0" x 5' 0" (3.35m x 1.52m)

BATHROOM: 10' 0" x 10' 0" (3.05m x 3.05m) Aqualisa power shower, large bath, Villeroy & Boch white suite, fully tiled walls and floor.



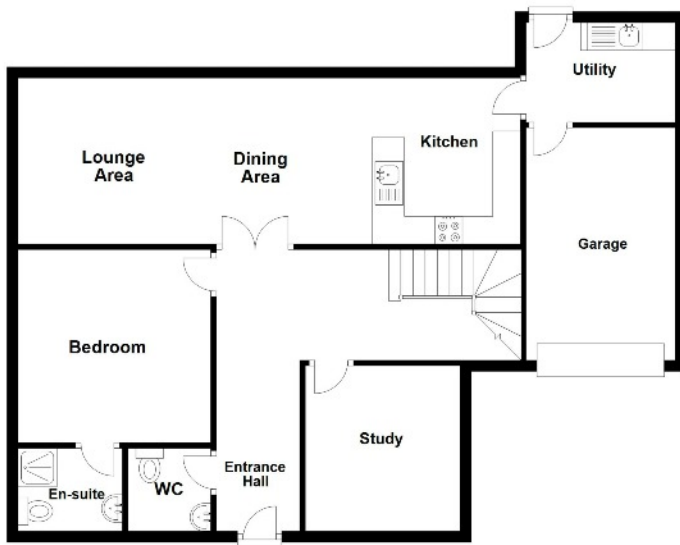
Outside

Walled garden, extensive decking and outdoor lighting, paved rear yard with automated gate and off street parking.

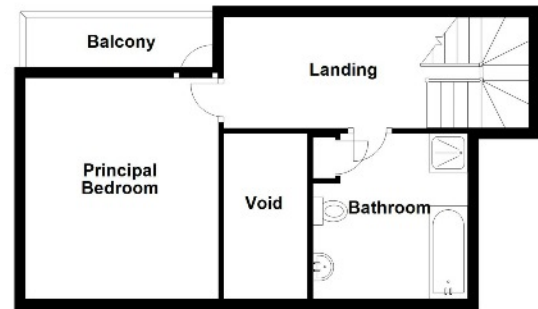
ATTACHED GARAGE 15' 0" x 10' 0" (4.57m x 3.05m) Electric roller door, remote powered front gate.



Ground Floor



First Floor



Tenure

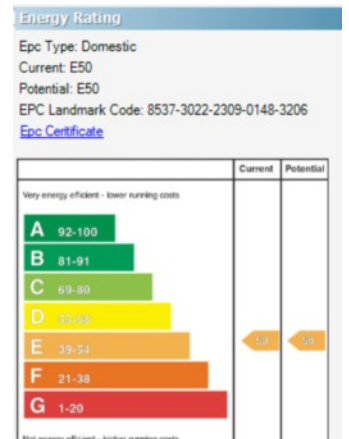
We have been advised the tenure for this property is Freehold, we recommend the purchaser and their solicitor verify the details.

Rates Payable

For the period April 2024 to March 2025 £ 1,457.70

Location:

When entering Dundrum from Seaforde turn right into School Hill and no.2 is on the left hand side.



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 intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.