



29 Cahir Linn

Rostrevor

Co. Down

BT34 3GP

Guide Price: £499,000





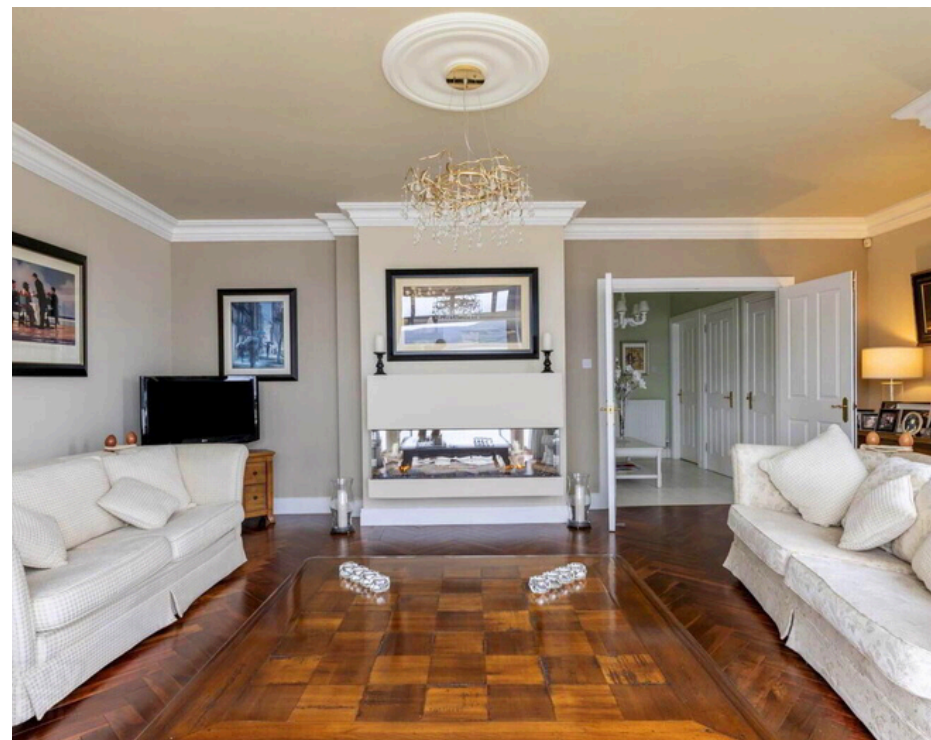
BEST
PROPERTY SERVICES

Property Description

29 Cahir Linn, a beautifully presented three bedroom family home, is located in one of the most sought-after areas in Rostrevor. Located only a 10 minute drive from the new cross-boarder bridge at Narrow Water Castle, the property sits within walking distance to village itself, Carlingford lough shorefront, and all local amenities including bus stops, schools, restaurants, cafes and shops. As soon as you step foot in the main entrance hallway of this property, you are immediately greeted by the breathtaking 180 degree views of the stunning Carlingford Lough and surrounding Cooley Mountains. The expansive sea scape to the rear provides a high level of privacy. The south-facing aspect floods this exquisite home with plenty of natural light.

Built in 2004, the property has been maintained to a high standard and is immaculately presented. The open plan hallway with built in storage leads into the main living area complete with floor to ceiling windows. There is an additional glass patio door leading out to the south-facing balcony area. The hallway also leads to the kitchen/dining area which doubles up as additional living space. There are double patio doors in the kitchen which open out to the balcony area. Integrated appliances include a Neff oven, Belling hob, dishwasher and Belfast sink. There are three double bedrooms, one at entry level (currently used as a dining room), and two on the first floor. The main bedroom benefits from built in wardrobes, a spacious en-suite with both bath and shower, and a South-facing aspect. There are two parking spaces for this property, and external storage available. This property would be idea for young professionals, or a charming retirement home.

- Spacious Three Bedroom Property
- Situated in the heart of Rostrevor Village
- Exceptional views across Carlingford Lough & Cooley Mountains
- Well maintained and finished to a high standard
- Gas Central Heating
- Two parking spaces
- External storage space
- Master bedroom with build in closet space and en-suite
- South-facing living areas flooded with natural light
- Alarm Security System
- Roofspace for additional storage

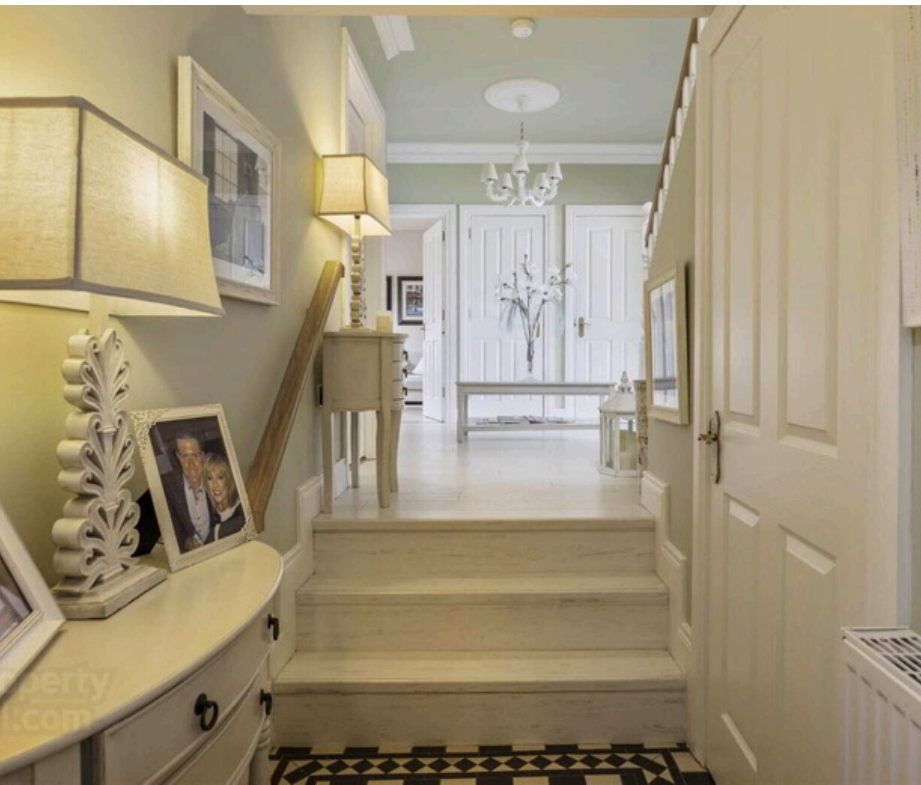




BEST
PROPERTY SERVICES













Floorplan

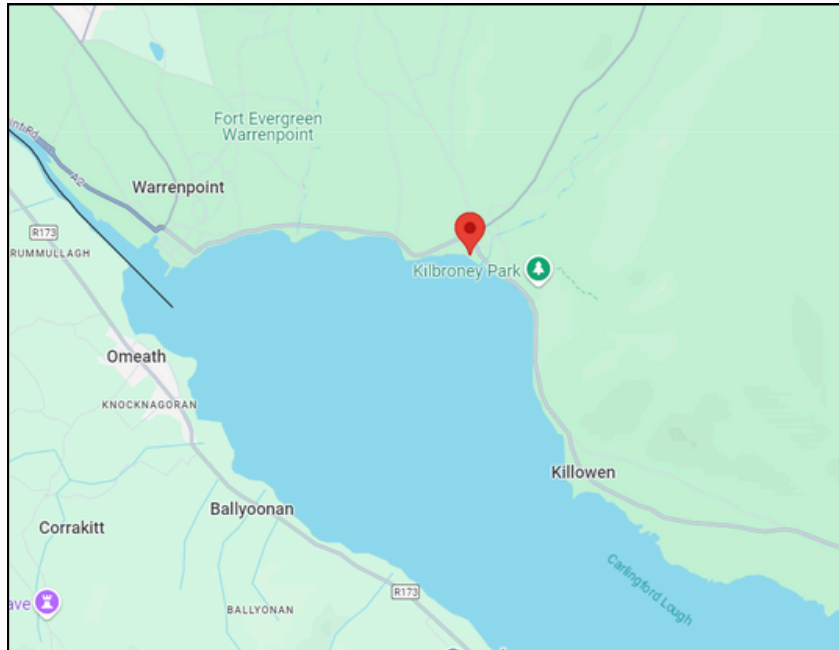


Floorplan



Location & Amenities

Location map:



Local Amenities:

- Kilbroney Forest Park - Popular recreational area with walking trails
- Kilbroney Primary School; St Bronagh's Primary & Killowen Primary school
- Rostrevor Shore Front - Popular for sea swimmers
- School House Restaurant
- Newry Golf Club - Scenic 18-hole golf course
- Warrenpoint Marina - Ideal for boat enthusiasts and water sports
- Clonallon Park - Family-friendly park
- Daisy Hill Hospital - Well-regarded medical facilities

Commute Information

- Newry - 20 minutes
- Belfast International Airport - 60 minutes
- Belfast - 50 minutes
- Dublin Airport - 75 minutes
- Dundalk - 30 minutes

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	60 D
39-54	E		
21-38	F		
1-20	G		

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. Viewing by appointment only.

Viewings:

Best Property Services reserves the right to request proof of funds from any intending purchasers

Rates

£3,401 *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/ukxi/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.

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.

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.