

RL.24.012

**109 - 111 Killowen Road, Rostrevor, Newry, Down**  
**BT34 3AE**

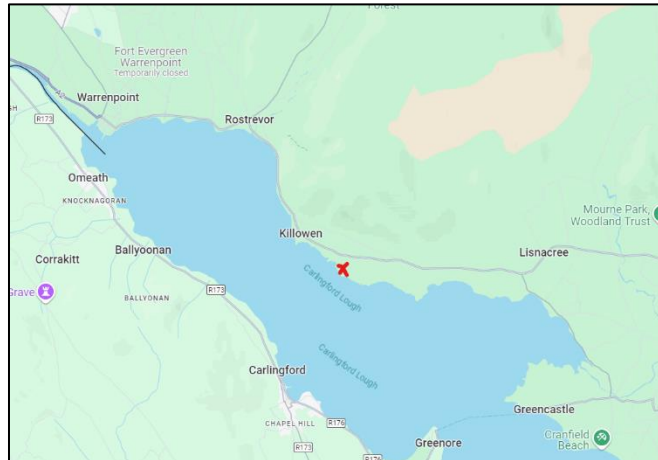


**DETACHED FAMILY HOME FOR RENT**

**£1400 PCM**

## Location

From the Shore Road, Rostrevor, drive approx. 3 miles from Campbells Garage towards Kilkeel. Immediately past Ballyedmond Castle, take the lane on the righthand side. Drive towards the shore & 109 - 111 is on the left.



## Property Description

New to the rental market, this superb five bedroom, 3,000 sq ft detached property sits in prime location on the waters edge of Killowen with un-interrupted across Carlingford Lough to the front, and magnificent mountain views to the rear.

Located at the base of the Mourne Mountains and only 5 minutes' drive to Rostrevor Village, this property benefits from incredible surrounding scenery whilst remaining close to both Rostrevor, Kilbroney Park, Killowen Primary School and local bus stops. Ideal for families, this location also provides for plenty of outdoor activities including hiking, walking trails, and water sports, being only a few minutes from Carlingford Lough Yacht club.

The property itself which is South-facing, comprises five double bedrooms, two on the ground floor and three on the first floor (all with en-suites), an open-plan kitchen/living/dining area, spacious entrance hall, utility room and study. There is a wrap-around glass balcony surrounding the first floor that is perfectly positioned to benefit from the tranquility of the surrounding scenery. Externally, there is a spacious garden to the front and garage to the rear, as well as a private gravel driveway with plentiful parking.



### **Entrance Hall**

16' 5" x 8' 2" (5m x 2.5m)

Tiled flooring; solid wood panelled door with glass either side; vertical radiator; under stair storage;

### **Kitchen/Living Area**

26' 3" x 32' 10" (8m x 10m)

4.5 x 5.5 (units part) 7.8 x 5.7 (second part) Open fireplace; tiled flooring; upper and lower level units; recessed spotlight; stainless steel backsplash; tv point.

### **Bedroom 1**

18' 1" x 16' 5" (5.5m x 5m)

Front Elevation. Oak wood flooring; two built-in wardrobes; en-suite; tv point; two double doors opening out to patio area; mahogany skirting; two double radiators.

### **Utility Room**

11' 6" x 7' 10" (3.5m x 2.4m)

Tiled Flooring; Plumbed for Washing Machine; Stainless Steel Sink; Upper and Lower level storage units; Access to rear of property

### **W.C./En-suite (Bed 1)**

6' 7" x 6' 7" (2m x 2m)

Tiled flooring and walls; telephone point; mains shower (Samuel Heath) mirrored cabinet; Villeroy & Boch sink; towel rail; shaving point; heated towel rail; recessed spotlights

### **Bedroom 2**

13' 1" x 9' 10" (4m x 3m)

Oak wood flooring; tv point; rear facing; built in wardrobe; en-suite

### **Bedroom 2 En-suite**

Tiled flooring and walls; heated towel rail; Samuel Heath shower; Villeroy & Boch sink; mirrored unit; Villeroy & Boch bidet; telephone point.

### **Bedroom 3**

17' 9" x 12' 2" (5.4m x 3.7m)

Rear Elevation with mountain views. Oak wood flooring; two windows; built in storage; telephone point; TV point.

### **En-suite (Bed 3)**

Rear Elevation. Tiled flooring and walls; mirrored cabinet; 3 piece Villeroy & Boch suite; towel rail; shaving point; recessed spotlights.

### **Office**

7' 3" x 9' 10" (2.2m x 3m)

Single radiator; oak wood flooring; front facing; large windows opening out to balcony; mahogany skirting.

### **Bedroom 4**

17' 5" x 11' 6" (5.3m x 3.5m)

Solid Oak Wood Flooring; South facing with views across Carlingford Lough; Built in storage; Double doors onto balcony; En-suite

### **Bedroom 4 (En-suite)**

7' 3" x 6' 11" (2.2m x 2.1m)

Tiled Floor & Walls; Shower; Front Facing

### **Bedroom 5**

23' 11" x 14' 9" (7.3m x 4.5m)

Solid oak wood flooring; mahogany skirting boards; open fireplace with exposed brick and porcelain surround; double radiator; tv point; double doors opening out to balcony; front facing; telephone point; adjoining loo.

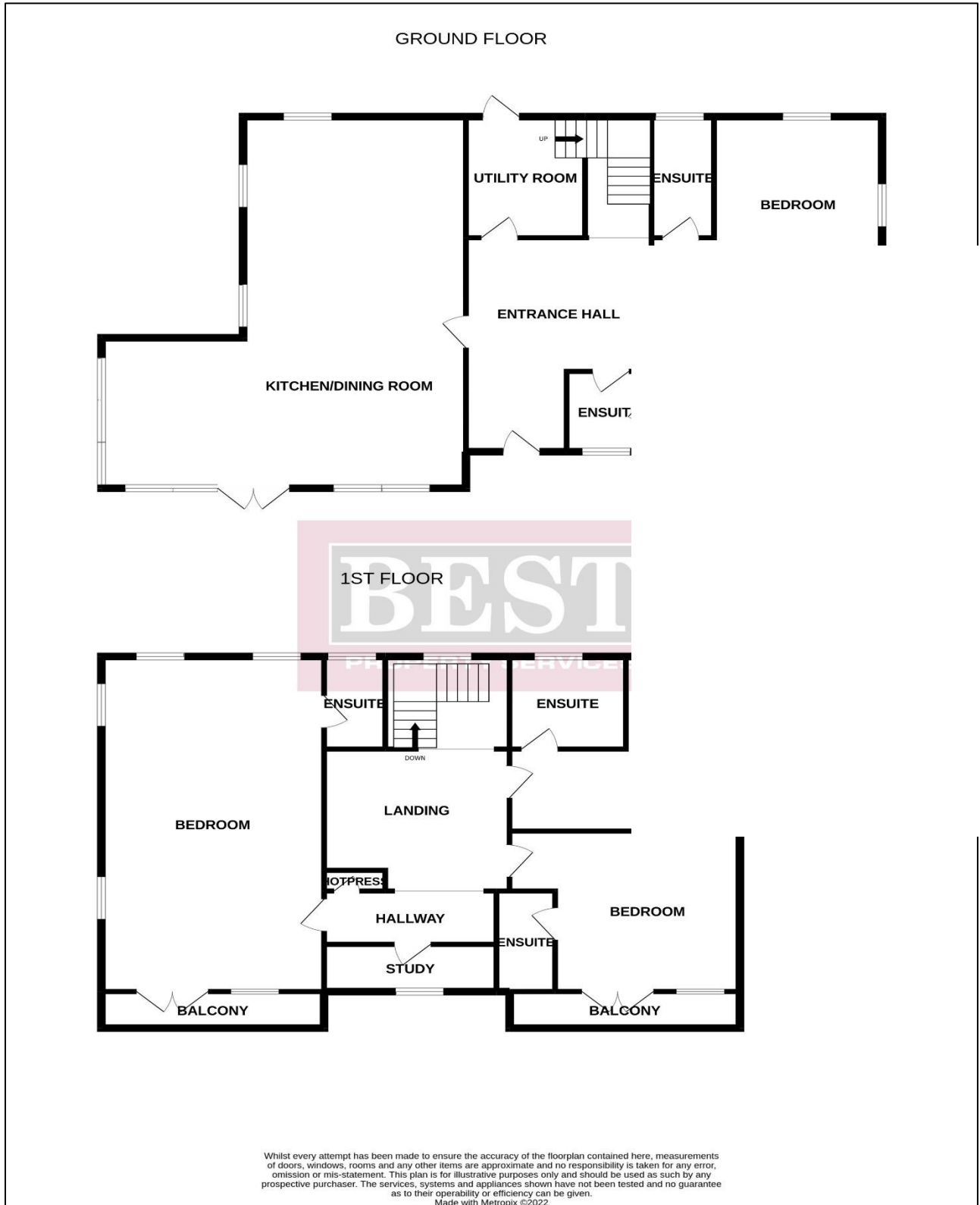
### **Bedroom 5 (En-suite)**

5' 7" x 6' 7" (1.7m x 2m)

Tiled Floor & Walls; Rear facing; Three piece suite



# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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*\* Please note all images are for presentation purposes only. Not all items in images are included*







# Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   C	72   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Viewing:

By appointment only

Our Office is Open 6 days a week

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

## Application forms

We require all viewers to fill in an application form prior to viewing

## Contact

Our Warrenpoint office on:  
028 417 54522  
info@bestpropertyservices.com

## Tenancy

Property is available immediately, part-furnished on a 12 month lease initially. Please enquire with us regarding terms and conditions of the lease agreement.

## 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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