



# 1 Castle Brae

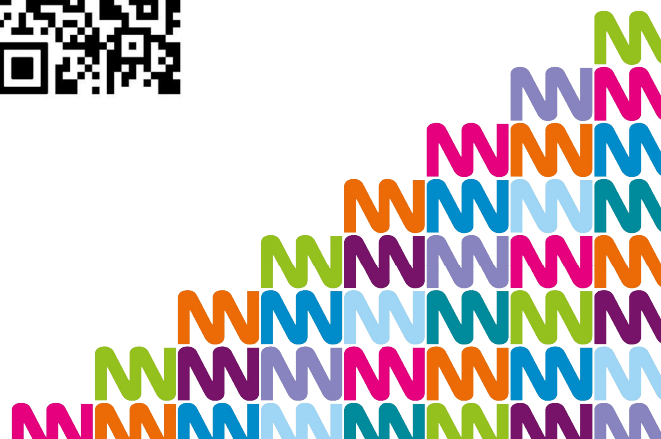
Dundrum  
BT33 0WB

Offers In The Region Of  
£450,000

- Luxurious Detached Family Home
- Adaptable Accommodation
- Four First Floor Bedrooms, Including Principle En-Suite & Walk In Robes
- Open Plan Living & Dining Room
- Generous Open Plan Kitchen & Dining Area
- Utility Room
- Ground Floor WC
- Sun Room
- Outdoor Entertaining Area & Garden
- Ample Off Road Parking



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Nestled in the exclusive Castle Hill area of Dundrum, this detached home offers a unique blend of modern comfort and historic charm.

Situated near the iconic Dundrum Castle, the property enjoys a prime location steeped in history. Breathtaking views of Murlough Bay can be seen from upstairs, where the serene coastline meets the horizon, creating a perfect retreat for relaxation.

This chain free, move in ready residence is ideal for those seeking tranquility and prestige in one of Dundrum's most sought-after neighborhoods.

#### ACCOMMODATION

The ground floor comprises large lounge and dining room, open plan fitted kitchen and dining area, sunroom, second reception room, WC and utility room. The first floor boasts the family bathroom, four double bedrooms including master with en-suite and walk in robes.

#### OUTSIDE

Ample off road parking. Superb spacious garden and paved entertaining area to rear leading to outdoor store room.

#### MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email [donnan@ritchiemclean.co.uk](mailto:donnan@ritchiemclean.co.uk) Donnan is based in our Downpatrick branch.

#### ENQUIRIES TO

Edel Curran:  
[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com) or 07703 612 257



For any enquiry relating to this property, please contact

**Edel Curran**

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 07703 612 257

#### Ballynahinch Branch

24 High Street  
 Ballynahinch BT24 8AB  
 028 9756 4400

#### Downpatrick Branch

15 Market Street  
 Downpatrick BT3 06LR  
 028 4461 2100

#### Banbridge Branch

18 Bridge Street  
 Banbridge BT32 3JS  
 028 4062 2226

#### General Enquiries

[downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)



Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

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 Estate Agents

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