

simon**BRIEN**  
RESIDENTIAL

16 Main Street,  
Dundrum, BT33 0LU



Offers Over £195,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Listed Grade B1 Attractive Detached Cottage Dating Back To Early 1800's
- Requires Significant Modernisation Throughout
- Five Bedrooms
- Dining Room & Kitchen Open To Living Room
- Bathroom In Colour Suite
- Additional Cloakroom With WC
- Oil Fired Central Heating
- Generous Gardens Laid Predominately In Lawns
- Beautiful Location In The Heart Of Dundrum Village

## SUMMARY

Dundrum is a quaint village which is well known for its stunning nature beauty and fine restaurants, Newcastle town centre is close at hand as well as the world renowned County Down Golf Course, with Dundrum Castle a short walk away.

This particular listed Grade B1 detached cottage dates back circa 200 years, and provides a layout now requiring significant modernisation with five bedrooms, dining room, kitchen open to living room, and bathroom. In addition, the property is positioned on a pleasant site in the heart of the village with generous gardens.

Likely to be of interest to those seeking a second home / holiday retreat within the area, or as a permanent family home. Viewing is strictly by private appointment through our South Belfast office on 028 9066 8888.



## ACCOMMODATION

### GROUND FLOOR

Hardwood door leading to:

#### ENTRANCE HALL:

**10' 6" x 9' 8" (3.2m x 2.95m)**

#### DINING ROOM:

**14' 8" x 13' 9" (4.47m x 4.19m)**

Attractive feature fireplace.

#### KITCHEN OPEN TO LIVING ROOM:

**21' 7" x 10' 4" (6.58m x 3.15m)**

In the kitchen - range of high and low level units. Single drainer sink unit. Gas hob. Electric oven. Recessed for fridge.



**BATHROOM:**

Coloured suite comprising panelled bath. Separate shower enclosure. Low flush WC. Pedestal wash hand basin.

**BEDROOM (1):**

**13' 4" x 10' 3" (4.06m x 3.12m)**

Wash hand basin in vanity unit.

**BEDROOM (2):**

**10' 5" x 7' 7" (3.18m x 2.31m)**

Wash hand basin in vanity unit.

**BEDROOM (3):**

**10' 7" x 8' 9" (3.23m x 2.67m)**

**REAR HALLWAY**

**CLOAKROOM:**

Low flush WC.

**FIRST FLOOR**

**BEDROOM (4):**

**14' 8" x 10' 0" (4.47m x 3.05m)**

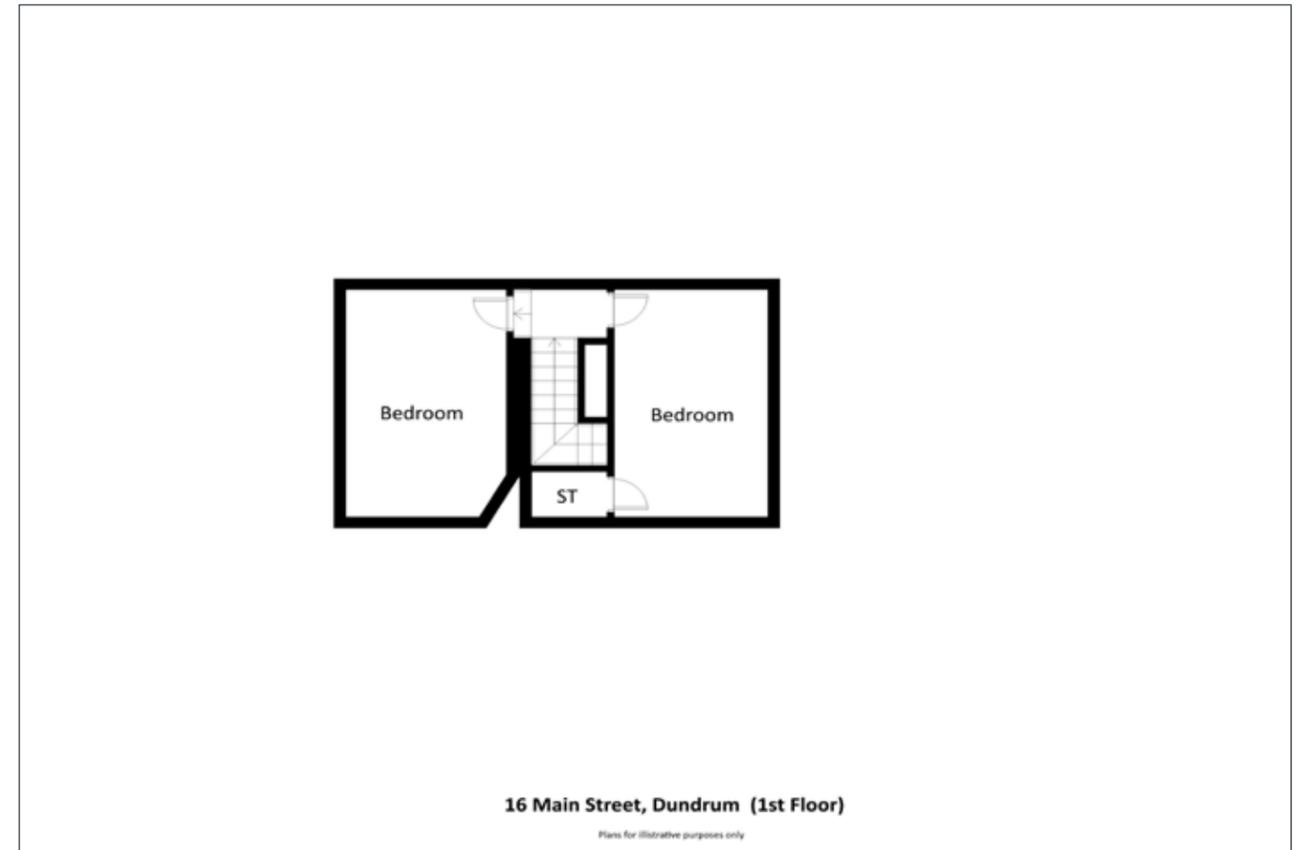
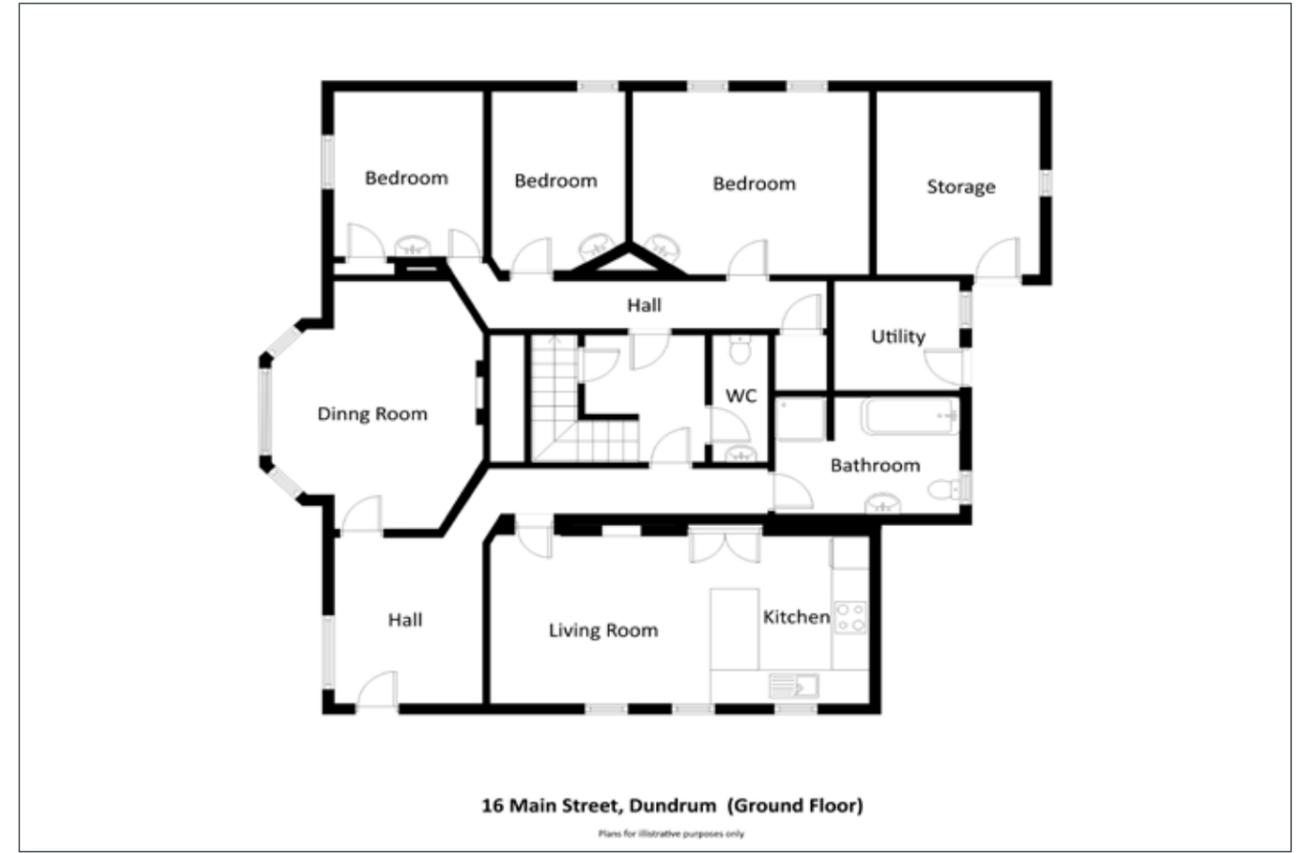
**BEDROOM (5):**

**14' 8" x 8' 6" (4.47m x 2.59m)**

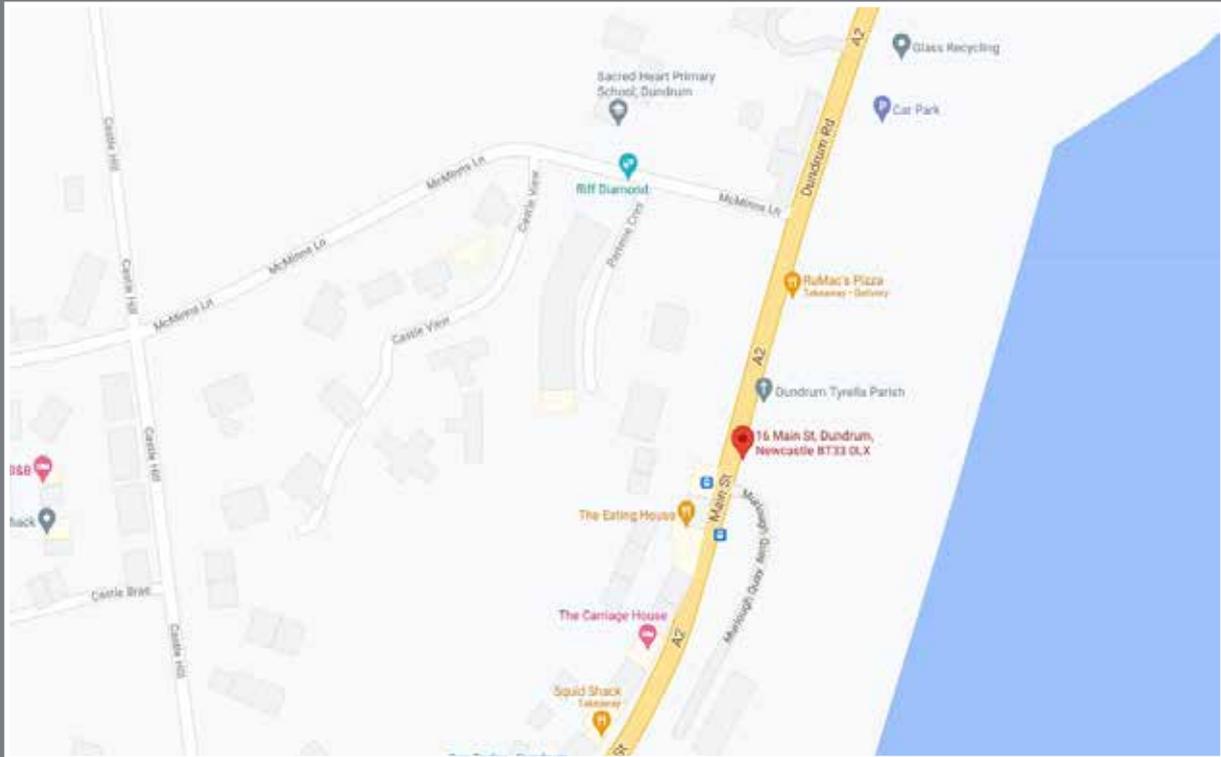
**OUTSIDE**

Outhouse / boiler house 10' 3" x 7' 2". Oil fired boiler and plumbed for washing machine. Gardens laid in lawns.





# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)

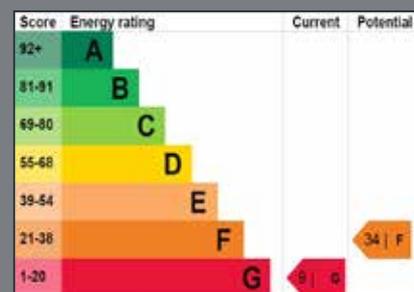


## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/F/21/SO



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