

TEMPLETON
ROBINSON



'Ard Na Mara',
8 Seacliff Close,
Newcastle,
BT33 0LH

Offers Over
£695,000

Viewing by
appointment with
& through agent
028 90 663030



'Ard Na Mara' offers convenience to amenities which are walking distance and incredible open sea views over Newcastle to St. Johns Lighthouse and beyond and minutes from the Bloody Bridge Entrance to the Mourne Mountains.

The accommodation is beautifully presented by the current owners and offers a modern and homely ambiance throughout. The rooms are adaptable and the potential for extended family to use the ground floor accommodation with separate access.

There are private rear gardens with secluded patio area for entertaining and well stocked tiered gardens with shrubs, bushes and

trees. There is excellent paved parking for several cars.

An amazing opportunity for a new family to occupy and enjoy the amenities Newcastle has to offer including numerous cafes/bars, restaurants and the Slieve Donard and Burrendale, both of which offer Spa facilities.

- Spacious and Adaptable Five Bedroom Home with Incredible Sea Views and Access to the Mournes via Bloody Bridge Entrance
 - Entrance Hall with Cloakroom wc
 - Lounge with feature Hole in Wall Fireplace
- Open Plan Modern Fitted Kitchen with Casual Living and Dining Area
 - Utility Room
- Four Well Proportioned Bedrooms, Two With Ensuites and Dressing Room/Areas
 - Study/ Office
 - Modern Family Bathroom
- Guest Suite on the Ground Floor/ Fifth Bedroom with Casual Sitting Area and Ensuite Shower Room
 - Gas Heating / Double Glazed Windows
- Paved Driveway Parking for Several Cars and Integral Double Garage
- Delightful Entertaining Area to the Rear with Paved and Composite Decked Patio and Lawns, Mature Tiered Beds in Shrubs, Trees and Bushes and Further Lawn Area
- Stunning Views over Open Seas to St. Johns Lighthouse, Homely Ambiance Throughout Offering Modern Convenience
 - Close to the Slieve Donard Hotel, Burrendale Hotel and RCD Golf Course



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The Property Comprises:

PVC glazed door to...

Ground Floor

ENTRANCE HALL: Park wood strip flooring, airing cupboard.

CLOAKROOM: Vanity unit, WC, part panelled walls, ceramic tiled floor.

LOUNGE: 19' 0" x 13' 6" (5.79m x 4.11m) Hole in wall feature gas fire, bespoke built in shelving, cornice ceiling, Swedish engineered wood floor, PVC glazed double doors to decked balcony.



LIVING ROOM: 17' 0" x 11' 3" (5.18m x 3.43m) Feature fireplace with rustic beam mantle and slate hearth, gas stove, Swedish engineered wood floor, bay window, open plan to...

DINING AREA 13' 3" x 7' 6" (4.04m x 2.29m) Ceramic tiled floor, open plan to...



MODERN FITTED KITCHEN: 11' 0" x 10' 6" (3.35m x 3.2m) Extensive range of high and low level unit, Quartz worktops, stainless steel sink bowl, integrated high level double oven and gas hob, extractor canopy, integrated microwave, fridge, freezer, dishwasher, washing machine and wine fridge, recessed spot lighting, ceramic tiled floor.



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UTILITY ROOM: 10' 4" x 5' 10" (3.15m x 1.78m) Range of high and low level units, laminate worktops, ceramic tiled floor, PVC glazed double doors to rear decked area and patio.

STUDY 10' 0" x 8' 0" (3.05m x 2.44m) Wood strip flooring.

BEDROOM (4): 10' 3" x 10' 0" (3.12m x 3.05m) Wood strip flooring.



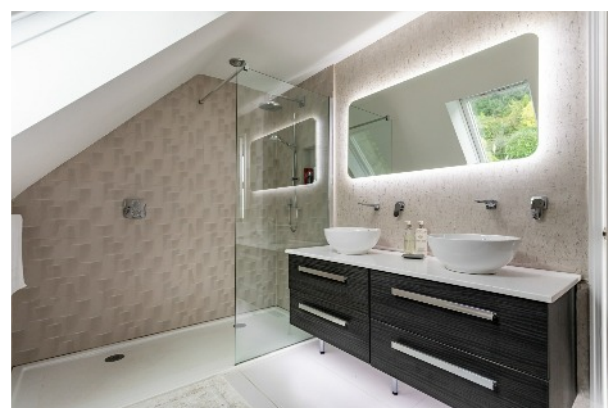
WET-ROOM Walk-in shower cubicle with electric unit, vanity unit, WC, fitted wall cabinet, fully tiled walls, ceramic tiled floor.

First Floor

PRINCIPAL BEDROOM 15' 0" x 13' 0" (4.57m x 3.96m) Built-in wardrobes, fitted bookcase, recessed spot lighting, telephone point.

ENSUITE Large walk-in shower area, vanity unit with twin wash hand basins, WC, fitted mirror with lighting, chrome heated towel rail, recessed spotlighting, part tiled walls, ceramic tiled floor, underfloor heating.

DRESSING ROOM: 10' 0" x 9' 0" (3.05m x 2.74m) Extensive range of fitted robes.



BEDROOM (2): 11' 6" x 10' 3" (3.51m x 3.12m) Fitted shelving.

DRESSING ROOM:

BEDROOM (3): 10' 0" x 9' 0" (3.05m x 2.74m)

Fitted robes.

DRESSING ROOM:



BATHROOM: Luxury white suite comprising free standing bath with telephone shower fitting, wash hand basin and high flush WC, large shower cubicle with rain shower fitting, recessed spot lighting, part panelled walls, ceramic tiled floor, built in storage cupboard.



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Lower Level

BEDROOM (5): 15' 8" x 9' 3" (4.78m x 2.82m) PVC glazed sliding doors to front.

ENSUITE Large shower cubicle, vanity unit and WC, built-in storage unit, part tiled walls, ceramic tiled floor.



SITTING AREA 13' 8" x 9' 1" (4.17m x 2.77m)

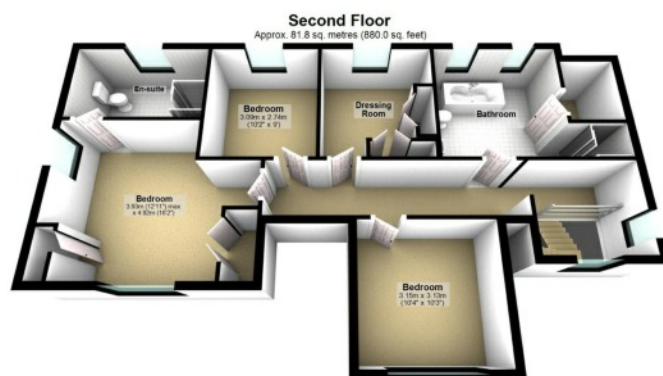
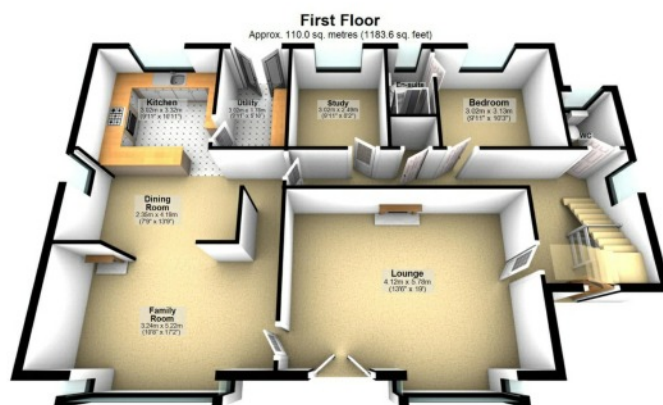
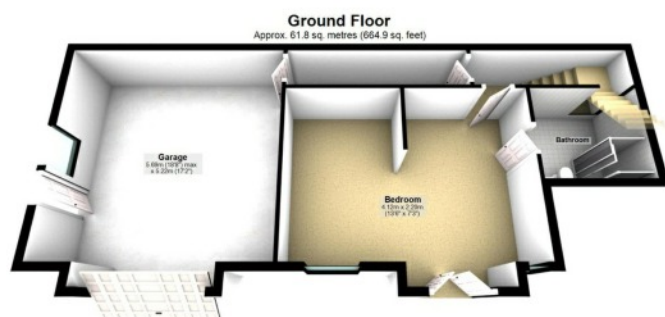
Outside

INTEGRAL DOUBLE GARAGE: 19' 4" x 17' 0" (5.89m x 5.18m) Automatic roller doors, power and light, gas boiler, PVC glazed door to side...

OUTSIDE Paved driveway with parking areas to front and rear, decked area and patio to rear, outside tap and light, large stepped garden area to rear with wide variety of plants, trees, shrubs and bushes, along with lawn areas enjoying stunning views.







Photography and Floor Plans by houseflyni.co.uk
Plan produced using PlanUp.

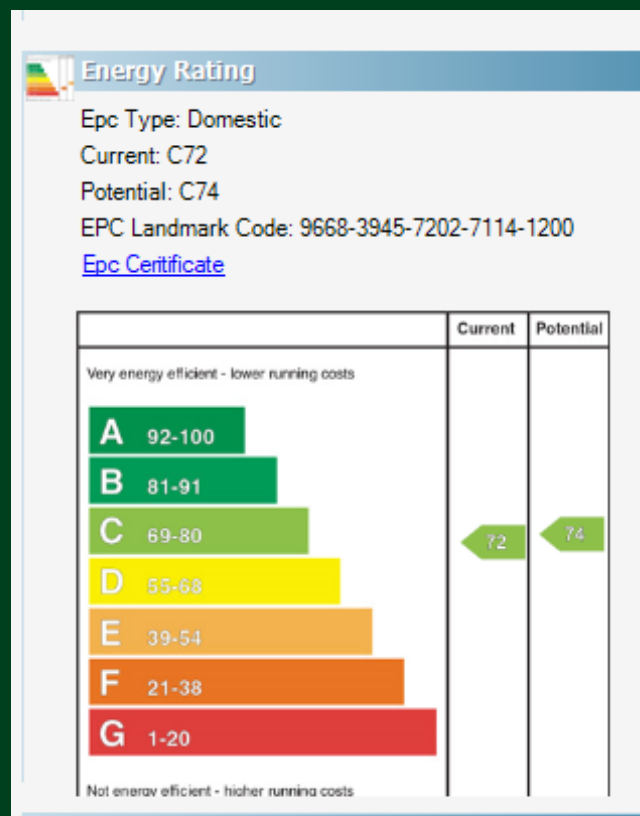
8 Seacliff Close, Newcastle

Location:

From Main Street Newcastle, take the Kilkeel Road and then onto Kings Street and Seacliff Close, number 8 is on the right hand side.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700

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