



**378 Newry Road**  
Kilkeel, Newry, BT34 4SF

**Offers Over £129,950**

This charming cottage is ideally positioned at the foot of the majestic Mourne Mountains, along the Mourne Coastal Newry Road between Rostrevor and Kilkeel. This delightful two-bedroom cottage offers a perfect blend of comfort, character, and breathtaking natural beauty.

With an inviting reception room designed for relaxation and enjoyment, this property provides an ideal setting for a tranquil lifestyle or a memorable holiday retreat. The cottage boasts spectacular sea views across the picturesque Carlingford Lough, creating a serene backdrop for your everyday living.

Ideal for outdoor enthusiasts, the property offers direct access to the Mourne Mountains, making it a perfect holiday home for hikers, nature lovers, and those seeking adventure in this stunning part of Northern Ireland. The property is situated close to Kilbroney forest Park, Mourne wood and Cranfield beach.

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- *OFCH*
  - *Stable Door*
- *Timber Framed Double Glazing*
  - *Picturesque Views*
- *Rural setting*

PROPERTY DISCRIPTION

Accommodation in brief

Entrance Porch  
3'8" x 4'5" (1.13 x 1.35)

Reception  
15'11" x 15'1" (4.87 x 4.6)

Kitchen  
11'1" x 6'8" (3.38 x 2.04)

Bedroom 1  
12'7" x 12'0" (3.84 x 3.67)

Bedroom 2  
9'2" x 15'1" (2.8 x 4.6)

Bathroom  
6'0" x 10'1" (1.84 x 3.09)

Exterior



Energy Efficiency Rating

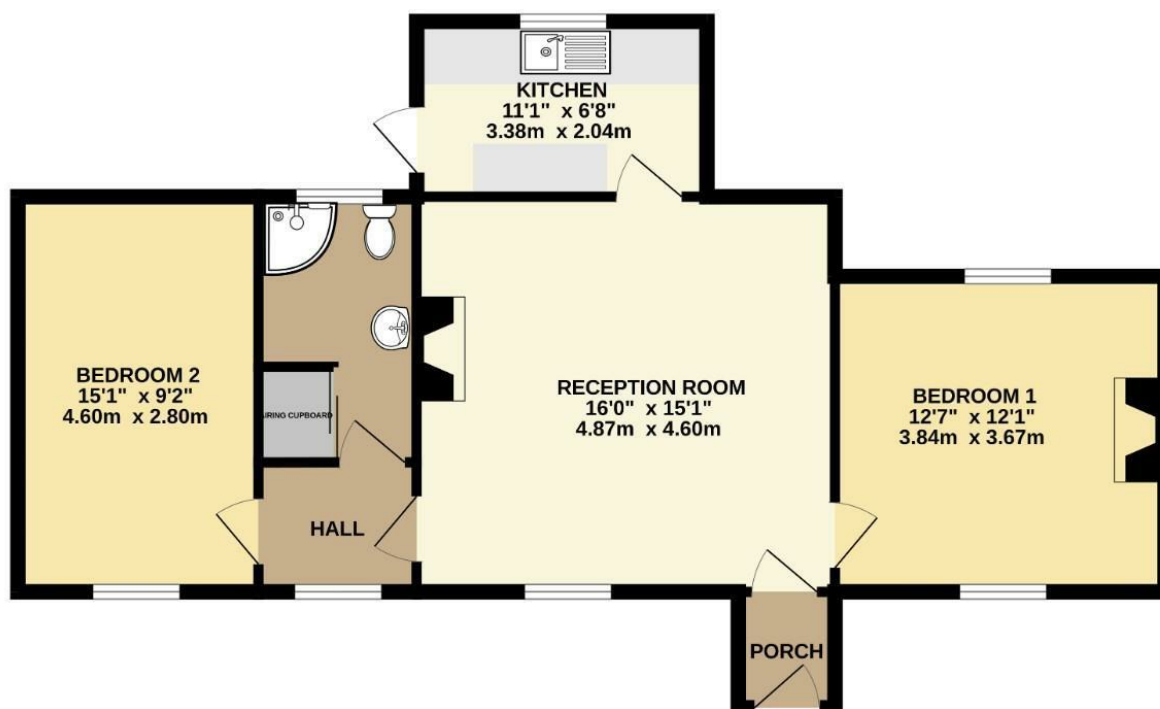
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	





## Floor Plan

GROUND FLOOR  
699 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (65.0 sq.m.) approx.

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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