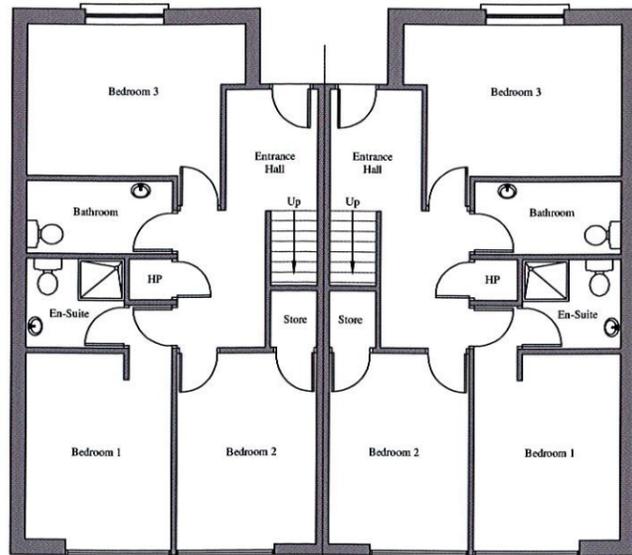
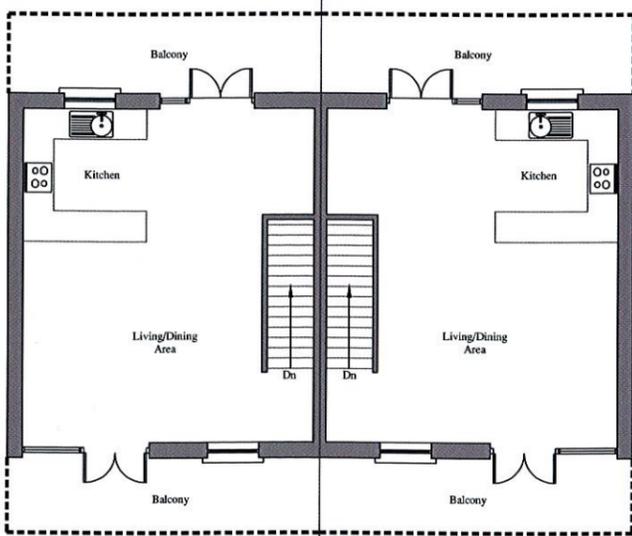


UPPER DUPLEX



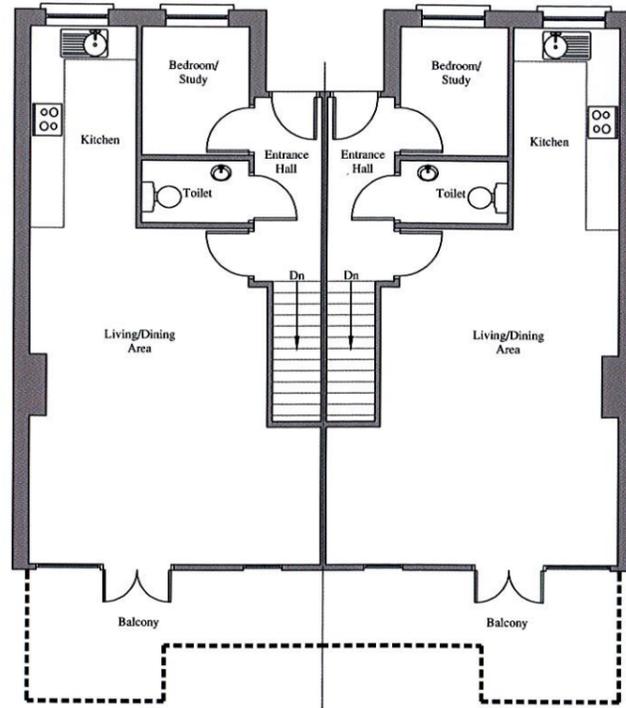
First Floor Plan



Second Floor Plan

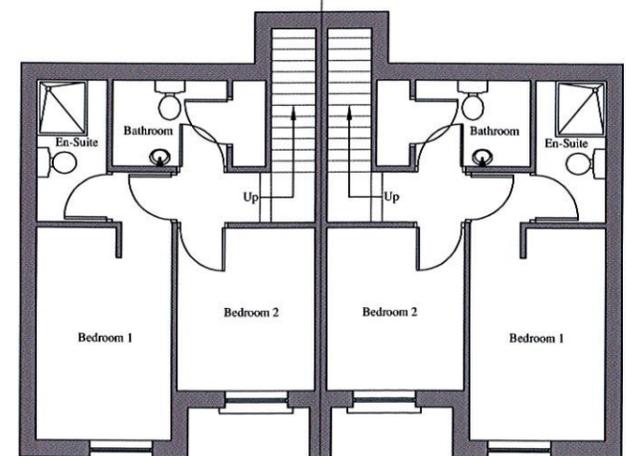
Second Floor Plan

LOWER DUPLEX



Ground Floor Plan

Ground Floor Plan



Lower Ground Floor Plan

Lower Ground Floor Plan

Developer:



O'Hare & McGovern Ltd
Carnbane House, Shepherds Way,
Carnbane Ind. Estate, Newry BT35 6EE

VIEW: By appointment with sole selling agent

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Cuchulainn Heights

CARLINGFORD, CO. LOUTH

INTRODUCTION

Your unique chance to own your own piece of the legendary landscape of Carlingford.

The breathtaking scenery of these 10 luxury duplexes, all with large balconies is designed around the theme of serenity and mindfulness and gives the owner the opportunity to unwind and let their soul standstill. The scenery remind us the ancient landscape of the area which was the stompng ground for Ireland's legendary heroes. Cuchulainn stalked the Cooley Peninsula and you can still pick out the bits of scenery that crop up in this 2,000-year-old tale.

The high specification finish offering large living space over 2 floors including 3 bedrooms and 2 bathrooms.

With a travel time of 50 minutes from Dublin airport and 1 hour from Belfast, these apartments are an ideal investment for commute or a holiday retreat.



LOCATION

The location of for this development provides beautiful views across Carlingford Lough to the peaks of the Mourne. A breathtaking scene whatever the weather! Just a short walk from the picture book village square and harbour, Cuchulainn Heights presents easy access to the quality bars, restaurants and bistros for which Carlingford is famous. On a stroll through the village, many historic buildings can still be seen. The Mint and The Tholsel, both dating from the 15th century are nestled within the village streets and the existing remains of the 12th Century King John's Castle still stands tall over the natural harbour.

A host of leisure and recreational activities are always available in Carlingford. The Lough provides the ideal location for windsurfing, water skiing and fishing where as sailing enthusiasts can make use of the modern facilities at the well equipped Marina. The village has tennis courts, its own outdoor adventure centre and a round of golf is never too far away at Greenore, just one of the many courses within easy driving distance.

All in all, Cuchulainn Heights provides the ideal location for permanent residence of that holiday home you've always longed for.





INTERIOR

- All walls and ceilings painted throughout in selected emulsion
- Woodwork painted in a white satinwood finish
- Panel doors
- Hardwood handrail staircase with glazed up rights
- High efficiency gas boiler
- Wired for Satellite TV to main rooms
- Ample phone and data points
- Wired for intruder alarm
- Smoke and carbon monoxide detectors throughout

WINDOWS & DOORS

- Hardwood double glazed windows
- Front door with multipoint locking system

EXTERIOR

- Teak wooden panelling with painted plaster elevations
- Communal Parking
- Hardwood double glazed external doors
- Balcony with glazed up rights





KITCHEN

- Contemporary style kitchen or PC sum
- Choice of complementary work surfaces
- Upstands to match work surfaces

BATHROOMS

- En-suite bathroom to Master bedroom
- High quality shower door in en-suite
- Sanitary ware (may vary per duplex)
- Wall & floor tiles in wet areas
- Heated chrome towel rails