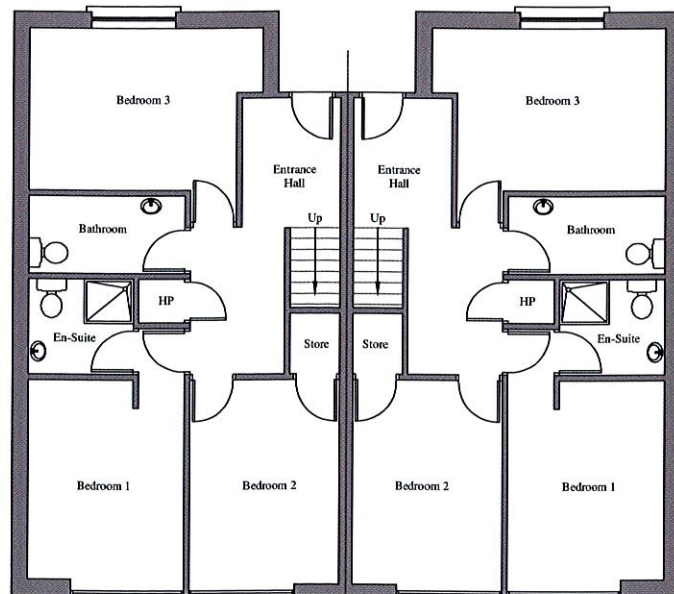
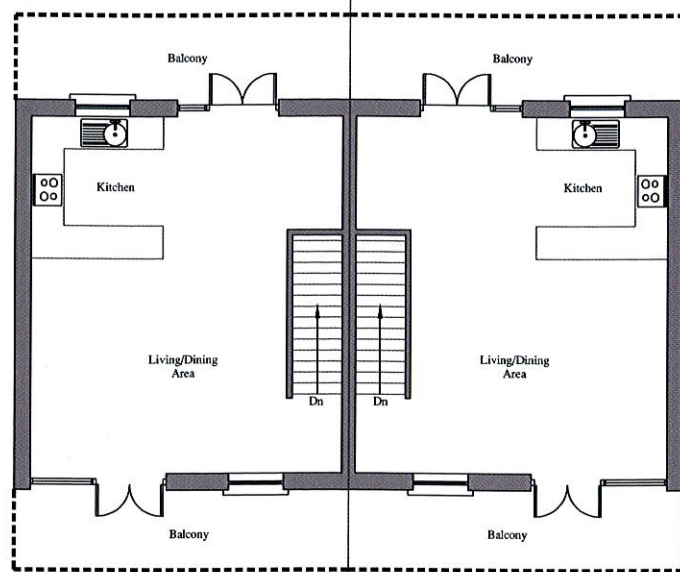


## UPPER DUPLEX



First Floor Plan



Second Floor Plan

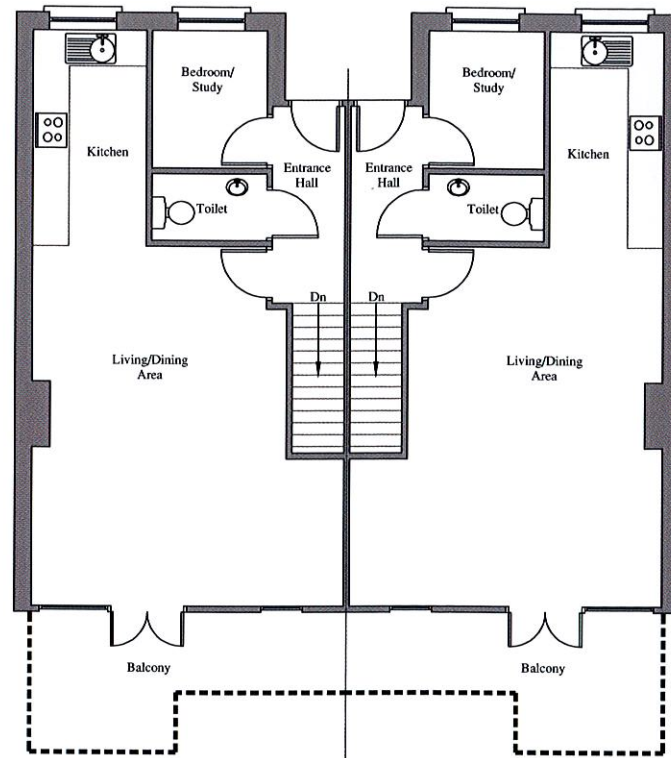
Second Floor Plan

Developer:



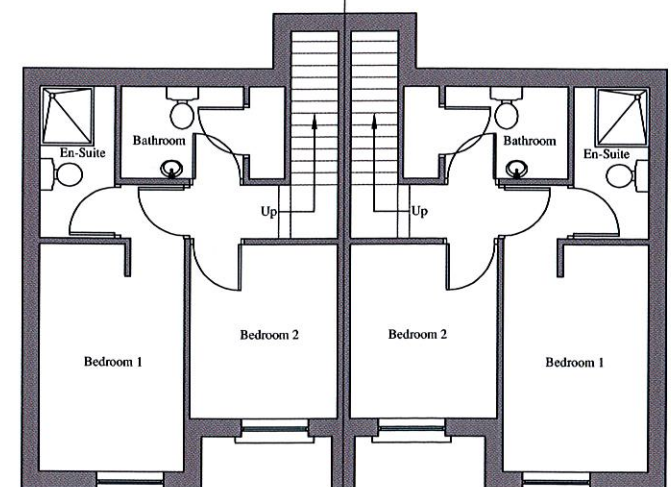
O'Hare & McGovern Ltd  
Carnbane House, Shepherds Way,  
Carnbane Ind. Estate, Newry BT35 6EE

## LOWER DUPLEX



Ground Floor Plan

Ground Floor Plan



Lower Ground Floor Plan

Lower Ground Floor Plan



# Cuchulainn Heights

CARLINGFORD, CO. LOUTH

VIEW: By appointment with sole selling agent

**DNG DUFFY**

No. 66 Clanbrassil Street, Dundalk, Co. Louth  
T: +353 42 93 51011 E: yourhome@dngduffy.ie

Messrs. DNG Duffy for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. DNG Duffy & O'Hare & McGovern has any authority to make or give representation or warranty whatever in relation to this development. PSL No. 002108

**BER C2 C3**

Provisional Cert Available from Agent



**DNG**  
DUFFY

**BER C2 C3**

Provisional Cert Available from Agent



**DNG**  
DUFFY



## 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 stomping 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