

# BALLINTESKIN, OMEATH LOUTH **A91 PK63**



BER: B3



DOUGLAS NEWMAN GROUP  
**DNG**  
**DUFFY**  
LICENCE NUMBER 002108



## Asking Price

## On Request

### DESCRIPTION:

DNG Duffy is delighted to present to the market this impressive detached property situated in the picturesque town land of Ballinteskin, Omeath. This property boasts breath taking panoramic views of Carlingford Lough and the Mourne Mountains.

The unique stylish and modern layout of this property takes full advantage of the spectacular views from each room with floor to ceiling windows, skylights and cutting edge decor throughout.

The gated property is set on c.54 acre of manicured gardens. The property has many unique features including impressive entrance hall with mezzanine landing. The ground floor consists of two reception rooms, designer open plan kitchen with utility room, Two bedrooms, one with en-suite and bathroom. The first hosts the master suite complete with en-suite and walk in wardrobe, bedroom two hosts a walk in wardrobe and triple aspect windows to avail of the surrounding views. Viewing is a must to appreciate this property.

### ROOMS:

Entrance Hall - 6.5m x 5.3m Entrance hall with Mezzanine landing. Living Room 1 - 4.6m x 4.4m Kitchen - 5.3m x 5.1m Living Room 2 - 5.2m x 3.8m Utility Room - Bathroom - 3.0m x 2.1m Bedroom 1 - 10.0m x 9.6m Bedroom 2 - 4.6m x 3.9m En-suite - 2.1m x 1.7m Master Bedroom - 6.5m x 3.7m En-suite - 3.9m x 1.8m Dressing Room - 5.0m x 1.3m Bedroom 4 - 8.3m x 3.9m Bathroom - 2.1m x 1.9m

### FEATURES:

Spectacular Views C.54 Acre Manicured gardens Electric gates Designer Open Plan Kitchen Quooker Tap Induction hob Quartz wooktops Mezzanine landing Well Water Free Standing Bath Two walk in wardrobe's

**VIEWING:** Viewing is strongly recommended by prior appointment with sole selling agents DNG Duffy. 66 Clanbrassil Street, Dundalk, Co. Louth, A91 HY99 - Market Street, Ardee, Co.Louth, A92 DAE2

### CONTACT:

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