



ROSLYN PLACE
BRYANSFORD ROAD, NEWCASTLE



BEAUTY ON YOUR DOORSTEP...

Roslyn Place is a place apart, where dream homes are a reality. It is a reflection of being able to live life in a truly magical setting and also be part of a modern day fairytale. Set against the spectacular backdrop of the magnificent Mourne Mountains, Roslyn Place allows you to live a lifestyle that many people can only dare to dream about.

The elegantly designed properties compliment the grandeur of beach, mountains and forest that for centuries has attracted people to the town of Newcastle. A town and community that is also geared up for life in the 21st century. The recent completion of its award winning promenade and streetscape scheme has won Newcastle a number of national and European architectural accolades. Roslyn Place brings a distinctively continental setting to the jewel in the crown of Irish seaside towns. At the same time none of the essential holiday relaxation factors that have made Newcastle such an attraction has been sacrificed.

Combined with a lively pub, café and restaurant culture and some of the best hotels in the country, the area provides an unrivalled package of relaxation choices to suit every taste. For those with a more energetic outlook on life the opportunities to indulge in a positive pastime are practically limitless. How many people can say they have one of the world's best golf courses on their doorstep? Those who choose to make their home in Roslyn Place

have just that. The awe inspiring setting of Royal County Down has a special place in the annals of golf. It is an immediate passport of sporting recognition throughout the world.

Roslyn Place with its combination of modern living enhanced by the timeless quality of an unmatched wider area lifestyle, provides a seamless passport to quality living. Whether it's being able to look at the priceless beauty of shimmering sunsets over the Mournes, taking time out to stroll along miles of stunning beaches, or to walk through the tree and heather clad mountain slopes, these homes provide the key to an unsurpassed way of living. It's not hard to understand why living in such an area of outstanding natural beauty continues to act as a magnet for the town fabled in song and folklore the world over, where the Mountains of Mourne really do sweep down to the sea. Be part of the dream, be part of the future by opening the unique lifestyle door that living in Roslyn Place represents.





DETAIL & DESIGN AS STANDARD...

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- Gated access
- Videophone access control
- Dedicated private parking and secure storage
- Lift access to all floors
- Interior designer inspired/selected internal colour schemes incorporating wallpaper, paint finish to walls and drapes unique to each apartment
- Polished porcelain floor tile in all hallways living dining rooms and kitchens
- Full height wall tiling in wet rooms
- Jacuzzi manufactured bath and taps
- Matki manufactured luxury shower enclosures and trays
- Duravit manufactured luxury sinks and WC's
- Polished chrome towel rails in all wet rooms
- Highly efficient gas fired condensing boilers with additional integral hot water storage capacity
- Zoned under floor heating throughout
- Solid oak shaker style internal doors
- Polished chrome door ironmongery
- Oak architraves and skirtings
- Oak open tread staircases in duplex apartments
- Fully fitted luxury hi-gloss finished kitchens including all appliances
- Luxury carpet finish to all bedrooms
- Interior designer inspired/selected light fittings and mirrors
- Low voltage spotlights
- Satellite TV points in living rooms and all bedrooms





FIRST FLOOR

1

APARTMENT No. 1 (975sq ft)

Kitchen/Dining/Living	20' 8" x 26' 4"
Master Bedroom	15' x 14' 5"
Bedroom 1	12' 10" x 9' 9"
Bedroom 2	11' 6" x 9'

APARTMENT No. 3 (860sq ft)

Kitchen/Dining/Living	17' 2" x 11' 7"
Master Bedroom	18' 8" x 9' 6"
Bedroom 1	10' 10" x 9' 6"
Bedroom 2	10' 10" x 6' 1"

APARTMENT No. 2 (860sq ft)

Kitchen/Dining/Living	20' 8" x 26' 4"
Master Bedroom	10' 7" x 10' 7"
Bedroom 1	13' x 8' 6"
Bedroom 2	9' 3" x 8' 9"

APARTMENT No. 4 (1255sq ft)

Kitchen/Dining/Living	20' 8" x 23' 8"
Master Bedroom	17' 1" x 10' 7"
Bedroom 2	10' 10" x 13' 1"
Study	13' 9" x 9' 9"



SECOND FLOOR

2

APARTMENT No. 5 (975sq ft)

Kitchen/Dining/Living	20' 8" x 26' 4"
Master Bedroom	15' x 14' 5"
Bedroom 1	17' x 9' 9"
Bedroom 2	11' 6" x 13'

APARTMENT No. 7 (860sq ft)

Kitchen/Dining/Living	15' 7" x 17' 2"
Master Bedroom	18' 8" x 9' 6"
Bedroom 1	10' 10" x 9' 6"
Bedroom 2	10' 10" x 6' 1"

APARTMENT No. 6 (860sq ft)

Kitchen/Dining/Living	15' 7" x 17' 2"
Master Bedroom	18' 8" x 9' 6"
Bedroom 1	10' 10" x 9' 6"
Bedroom 2	10' 10" x 6' 8"

APARTMENT No. 8 (1255sq ft)

Kitchen/Dining/Living	20' 8" x 23' 8"
Master Bedroom	10' 7" x 17' 1"
Bedroom 2	10' 10" x 13' 1"
Study	13' 9" x 9' 9"



PENTHOUSE GROUND FLOOR

APARTMENT No. 9 (1829sq ft)

Living/Dining	20' 8" x 25' 8"
Kitchen	13' 6" x 9' 9"
Master Bedroom	11' 1" x 14' 5"

APARTMENT No. 11 (1409sq ft)

Living/Dining	16' 4" x 17' 2"
Kitchen	18' 4" x 9' 6"
Master Bedroom	10' 10" x 9' 6"

APARTMENT No. 10 (1441sq ft)

Living/Dining	16' 4" x 17' 2"
Kitchen	18' 4" x 9' 6"
Master Bedroom	10' 10" x 9' 6"

APARTMENT No. 12 (2015sq ft)

Living/Dining	18' 3" x 15' 7"
Kitchen	20' 8" x 9' 1"
Master Bedroom	10' 7" x 17' 1"
Bedroom 2	10' 10" x 13' 1"



PENTHOUSE FIRST FLOOR

APARTMENT No. 9

Bedroom 2	14' 3" x 12'
Bedroom 3	10' 7" x 14'
Bedroom 4	14' 3" x 9' 9"

APARTMENT No. 11

Bedroom 2	12' 5" x 13' 7"
Bedroom 3	11' 5" x 9' 5"
Bedroom 4	12' 4" x 9' 5"

APARTMENT No. 10

Bedroom 2	12' 5" x 13' 7"
Bedroom 3	11' 5" x 9' 5"
Bedroom 4	12' 4" x 9' 5"

APARTMENT No. 12

Bedroom 3	22' 1" x 9' 7"
Bedroom 4	14' 3" x 9' 1"
Study	13' 4" x 15' 7"



All measurements shown are approximations only

DEVELOPER

K M B

Kelly, McEvoy & Brown

INTERIOR DESIGN

Mairead Hughes

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SELLING AGENTS

 **propertydirections**
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