

ROOMS:

Entrance Hall - 1.98m x 1.31m

Reception Room 1 - 4.84m x 3.5m

Study - 3.46m x 2.3m

Hall - 4.91m x 1.35m

Kitchen - 7.94m x 3.86m

WC - 1.58m x 1.35m

Utility Room - 2.24m x 1.63m

Bedroom 1 - 3.71m x 3.29m

En-Suite - 1.78m x 1.72m

Bedroom 2 - 3.18m x 3.13m

En-suite - 1.78m x 1.72m

Bedroom 3 - 5.56m x 3.37m

Bedroom 4 - 3.53m x 3.31m

Bedroom 5 - 4.75m x 2.86m

Bathroom - 2.07m x 2.0m



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

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dngduffy.ie

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For Sale By Private Treaty



10 Seaview Drive, Cnoc Na Mara, Blackrock, Louth

- Innovative Air to Water Heat Pump providing energy efficient central heating and hot water at proven reduced energy costs than current market alternatives • A Rated Modern Homes
- Vaulted ceiling in master bedroom
- Contemporary oak doors throughout
- KUBE fitted kitchens and wardrobes
- Stylish bathroom and en-suite sanitary ware
- 10 Year Homebond Guarantee

BER A3 DNG Duffy T: 042 9351011



10 Seaview Drive, Cnoc Na Mara, Blackrock, Louth

Asking Price

On Request

DESCRIPTION:

DNG Duffy are delighted to introduce to the market this exclusive ex show home. No.10 Seaview Drive, Cnoc Na Mara takes full advantage of its position and the spectacular sea views. This exclusive new home offers luxury family living across three floors. This bespoke contemporary designed 5 bedroom family home elevated over the Blackrock coastline setting.

Extending to approximately 200 sq m (2,150 sq ft), the sophisticated interiors feature luxurious finishes and state of the art specification throughout. The garden benefits from a southerly aspect. The "A Rated" construction of this home incorporates the latest high efficiency building materials available.

It includes a large and bright kitchen and bathrooms, well-designed utility room and excellent storage space throughout. This home is fitted with Demand Control Ventilation Systems.

Blackrock delivers the perfect balance of modern amenities, coastal relaxed living and plenty of facilities. Those who enjoy the great outdoors will not be disappointed with the refreshing coastal scenery on the doorstep and the stunning Mountain landscapes and walks are just a short drive away. For commuters, Dundalk train station, bus routes and easy accessibility to the M1 make Blackrock perfect for accessing Dublin and Belfast. The village also boasts a wide range of amenities, including shops, bars, restaurants, schools to include the new St. Francis National School within minutes walk. If you are looking for a lifestyle beyond the ordinary, then Cnoc Na Mara is the perfect location combining modern living with convenience.

BER DETAILS:

BER: A3

