



For Sale By Private Treaty

24 Seaview Drive, Cnoc Na Mara, Blackrock, Louth

- "A" Rated modern home with air to water heat recovery system
- Vaulted ceiling in the master bedroom
- Contemporary white doors throughout
- Kube fitted kitchens and wardrobes
- Stylish bathroom and en-suite sanitary ware
- Patio living space
- Floor to ceiling internal sliding doors
- 10 Year Homebond Guarantee

DOUGLAS NEWMAN GOOD
DNG

DUFFY

dngduffy.ie

LICENCE NUMBER 002108

BER A3 DNG Duffy T: 042 9351011

Asking Price

On Request

BER DETAILS:

BER: A3

DESCRIPTION:

DNG Duffy are delighted to bring to market elegant 4 bed semi detached ideal for any families or first time buyers. On entering the property you are welcomed with a bright and airy entrance hall which leads onto a spacious living room to the front of the property while the rear opens up to a large kitchen, dining and living area with feature fireplace leading out to the large back garden.

The homes are designed by Cooney Architects with a strong emphasis on natural light and sun orientation. These beautiful, energy efficient A Rated Homes, are built to the highest standards of craftsmanship and finish, on a reputation of quality, earned over 40 years in home construction. Located on the Golf Links Road, Blackrock, Co. Louth, they command wonderful sea views with the majestic Cooley Mountains backdrop and surrounded by the old Dundalk Golf Club. The development is located only 50 mins commute from Dublin's M50 and enjoys regular public transport links including rail and bus.

DIRECTIONS:

From Dublin, take the M1 to exit for N52 Dundalk South/Ardee. On the roundabout, take N52 for Dundalk (third exit).

First landmark is Xerox plant on right (half mile). Go through this junction. Second landmark is Heinz 57 plant on right (quarter mile). Turn right here. Follow this road to T junction (quarter mile). Turn right for Dundalk Golf Club and half way up the road turn into Blackrock Cove. Cnoc Na Mara is at the summit of the development.

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:

Keith Duffy MIPAV, REV, MMCEPI

DNG Duffy, 66 Clanbrassil Street, Dundalk, Co. Louth

T: 042 935 1011 - Email: keith@dngduffy.ie



DUFFY

LICENCE NUMBER 002108

dngduffy.ie

Disclaimer: K Duffy Property Services Ltd t/a DNG Duffy for itself and as agent for the vendor or lessor (as appropriate) gives notice that:

- These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
- Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.
- All statements in these particulars are made on the without responsibility part of K Duffy Property Services Ltd t/a DNG Duffy or the vendor or lessor.
- No statement in these particulars is to be relied upon as a statement or representation of fact.
- Neither K Duffy Property Services Ltd t/a DNG Duffy nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
- Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
- Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection.
- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.