



KNOCKSHEE

• OLD GOLF LINKS ROAD, BLACKROCK •



Provisional Cert Available from Agent



INTRODUCTION

Superior small development of exquisite 'A' Energy rated homes situated in the heart of the much sought after village of Blackrock which is little more than five minutes drive south of Dundalk town along the Old Golf Links road. This magnificent development offers a variety of large two and three bedroom homes. This phase consists of fourteen homes (ten X 3 bedroom and four X 2.5 bedroom homes).

Built and finished to exacting standards, Knockshee boasts many desirable features such as an extremely efficient 'Air to Water' heating system, (no more expensive oil or gas bills), double glazed windows and doors, stylish brick front elevation with plaster finishes, generously proportioned reception rooms, bedrooms and bathrooms, quality fitted kitchens and high end fittings. Outside each and every house has decorative cobble lock paths, tarmac driveways and large seeded private garden with patio area. All houses overlook a large green only 10 minutes walk from Blackrock beach and 5 minutes drive to the M1 for easy commuter access going North or south.

An abundance of facilities are literally on your doorstep as Knockshee is situated close to primary schools, Church, pubs, community hall, Felda Fitness & Spa, new Fairways centre (including Supervalu, Costa & McCormack's pharmacy) etc.

Overall this superb small development offers the discerning purchaser the opportunity to buy a modern contemporary and comfortable home in a genuinely welcoming village community at an extremely affordable price.



BLACKROCK



SuperValu
Real Food, Real People



Dublin is a 45 minute drive away via the M1 motorway. Dundalk is also serviced by the Northern Ireland railink connecting Belfast and Dublin. It is known for being one of Ireland's best railinks, providing an excellent service with over 13 scheduled departures to the capital every day.

Blackrock is situated adjacent to scenic coastal areas including the Cooley Peninsula and the Mourne Mountains. Located beside an excellent transport infrastructure in the heart of some of the country's most breathtaking landscapes, it is no wonder that this sleepy seaside village has captivated many a home buyer's heart. The recently developed Fairways Centre is only minutes walk from Knockshee which consists of SuperValu, Costa and McCormack's paharmacy.



EXTERIOR

- Stylish brick front elevation with plaster finishes
- Black Facia and soffit
- Decorative cobble lock paths and tarmac driveways
- Grassed back garden with patio area as per showhouse
- Boundary walls with side timber fencing



WINDOWS

- A Rated external double glazed windows and doors.

KITCHEN

- Shaker style kitchen as per showhouse
- Tiled splash back as per show house
- Stainless steel extractor fan

UTILITY

- Worktops included as per show house

WARDROBES

- Fitted wardrobes in bedrooms as per show house



INTERIOR

- All walls and ceilings painted throughout (as per base colour in show home)
- Woodwork painted in a white satinwood finish
- Shaker style white oak finished doors
- Elegant white painted staircase with white oak wooden hand rails
- Wired for Satellite TV to main rooms
- Cat 5 cable data points for your Smart TVs, Broadband, etc
- Wired for intruder alarm
- Smoke and carbon monoxide detectors throughout

FIREPLACE

- Fitted fire place as per show house

HEATING

- Air to Water heat pump delivering a A3 BER rating







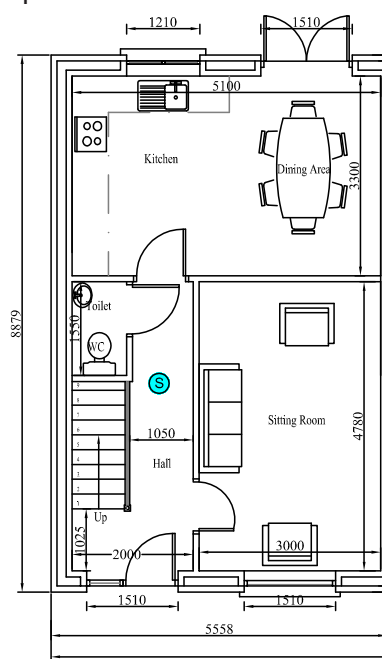
BATHROOMS

- En-suite bathroom to master bedroom
- En-suite quality shower door
- Contemporary white sanitary ware with chrome fittings
- Tiled floors and wet areas in bathroom & en-suite only, as per tile in show house
- Heated chrome towel rails

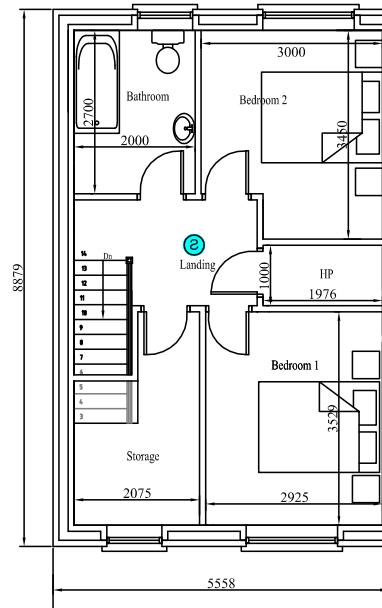
BUILDING GUARANTEE

- 10 year structural warranty by Global Home Warranties

2 BEDROOM

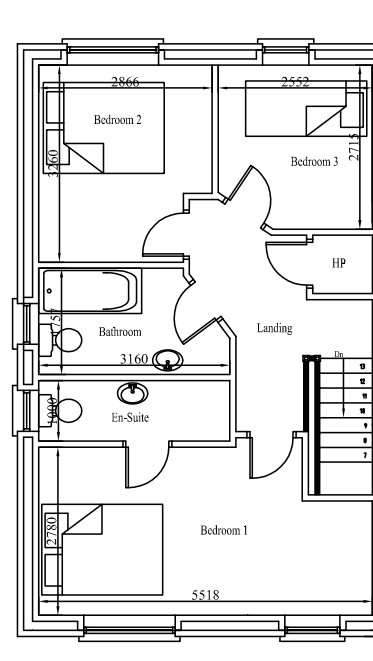
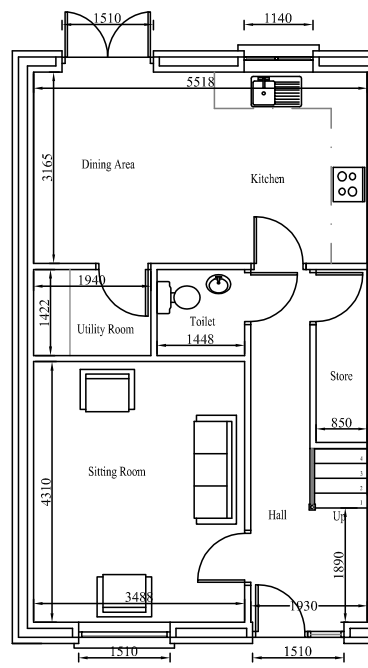


GROUND FLOOR PLAN
Floor Area 42 sqm



FIRST FLOOR PLAN
Floor Area 42 sqm

3 BEDROOM



VIEW: By appointment with sole selling agent

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BER A3

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DNG
DUFFY

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