

ROOMS:

Ground Floor - 13.6m x 10.0m

Kitchen Area - 1.85m x 3.4m

Dining/Living Area - 9.8m x 6.65m

Entrance Hall - 6.4m x 1.8m

Toilet - 1.6m x 1.42m

First Floor - 13.6m x 10.0m

Master Bedroom - 4.25m x 4.95m

Master Bedroom (Wardrobe) - 2.3m x 3.65m

Master Bedroom (En-Suite) - 1.85m x 6.5m

Bedroom 2 - 3.44m x 3.3m - Ensuite

Bedroom 3 - 3.1m x 3.4m - Jack & Jill ensuite

Bedroom 4 - 3.3m x 3.4m - Jack & Jill ensuite

Roof Garden - 13.6m x 10.0m

Middle Core - 4.5m x 9.9m

Garden Area 1 - 3.35m x 9.9m

Garden Area 2 - 9.9m x 5.45m

Basement - 13.6m x 10.0m

Home Cinema Room - 6.5m x 7.0m

Play Room - 6.8m x 6.7m

Store Room - 3.8m x 3.15m

Boiler Room - 1.25m x 2.9m

Stairwell - 6.6m x 2.78m



VIEWING: By prior appointment with sole selling agent DNG Duffy.

CONTACT:

Keith Duffy MIPAV, MCEI, MIPFMA

DNG Duffy

66 Clanbrassil Street, Dundalk, Co. Louth

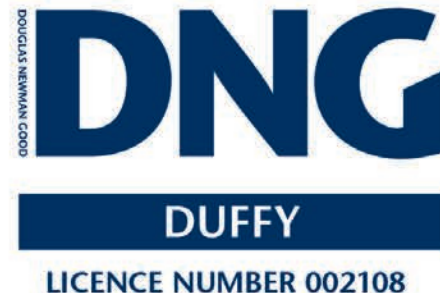
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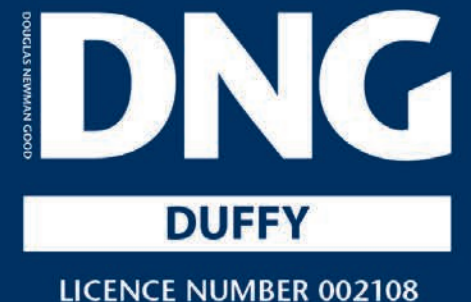


For Sale By Private Treaty

1 Hamilton Lane, Rock Road, Blackrock, Louth

- Large garden deck area with south aspect
- DJ booth, Bose surround sound system
- Gas fired central heating
- Under floor heating
- Roof terrace
- Scavolini Kitchen
- America white plant flooring
- Cinema
- Mature gardens

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Asking Price

On Request

BER DETAILS:

BER: B3

BER No. 109788927

Energy Performance Indicator: Indicator: 146.19 kWh/m²/yr

DESCRIPTION:

No.1 Hamilton Avenue, Blackrock is an outstanding modern contemporary detached residence, with three storeys over basement offering c.408m² of living accommodation on c.0.3 acres of mature gardens.

This beautifully designed property by award winning McGahon Architects, was completed in c.2005 and built to a very high standard where the exterior is clad in Western Red Cedar. Special features include the light filled entrance foyer, high ceilings, Bose sound system, Scavolini kitchen, interconnecting reception rooms providing a very user friendly open plan living option, high spec finish throughout and well proportioned rooms, ideal for family gatherings. The property benefits from underfloor heating with solid concrete floors.

The fun element of this home is embodied in the DJ booth in the living area and a cinema room in the basement. There is ample off street parking with large private south west facing mature and well maintained gardens to the rear benefiting from sun from morning until evening.

The accommodation briefly comprises of entrance hallway, living room, kitchen/dining/sitting area, four bedrooms serviced by en-suites and all weather roof terraces. The architects have created a universally appealing home environment that adds a new dimension to modern living.

Blackrock, Co Louth is a much sought after area and provides a high degree of privacy. The location is second to none.

DIRECTIONS:

Coming from Blackrock Road - (Dundalk) take a right onto the rock road, pass the turn corner on your right drive into Hamilton Avenue where you will see number 1 on your left hand side.

