



31 Deane , The Court, Killiney Bay, Killiney, Co. Dublin



## For Sale

An enviable setting rarely equalled, an opulent interior of incomparable quality; a place to be proud of and above all to truly savour!

Simply perfect! From the panoramic sea views across the bay to the sumptuous interior of elegant proportions which is finished to an exemplary standard; altogether an inviting proposition which is to be found in this highly favoured setting amid manicured grounds with concierge/security access. A prestigious retreat!

The Court, Killiney Bay, a place where tradition is respected with the sensitively restored Victorian villa, built by Sir Thomas Deane in 1865- architect for the College of Surgeons, is standing proudly and where all homes are creatively designed and perched to capture the breathtaking panoramic views from Sorrento Terrace and Dalkey Island to Bray, a wonderful, ever changing and captivating vista.



An established upmarket location, adjacent to Killiney beach and DART station and the scenic walks of Killiney hill. Dalkey village is nearby with its fashionable shops, speciality stores, choice of cafes, bars, restaurants and harbour. Dun Laoghaire town centre with its extensive choice of retail and service outlets, piers, marina and promenade is easily accessible. Nearby leisure and recreational facilities include yacht clubs and Killiney golf club and all so close both the N11 and M50.

### Features Include

Handsome, well appointed accommodation of c. 122 Sq. M ( 1,300 Sq. Ft)

Fitted carpets, curtains, and kitchen appliances namely, oven, hob, extractor fan, microwave, fridge/freezer, dishwasher, wine cooler, washing machine and tumble dryer included in the sale

Expertly designed and crafted kitchen with quality units and fully integrated range of quality appliances

Superbly appointed bathrooms with extensive tiling, high quality Duravit and Grohe fittings, underfloor heating and heated towel rails

Gas Fired Central Heating- Zoned and thermostatically controlled

Digital burglar alarm system

Double glazed windows

Central integrated system for lighting and sound automation

Impressive high ceilings throughout

Oak finished internal doors

Sea vista optimised from the living area and private terrace

Two designated underground car parking spaces with direct lift access

Immaculately maintained, well stocked communal grounds

Concierge/security entrance with electronic security barrier

Option available to purchase the apartment fully furnished- turn key situation

No Stamp Duty payable for owner occupiers

An enviable address, beside the sea, the DART, Killiney, Dalkey, close to the N11/M50 and easily accessible to the City Centre.



## Accommodation

Reception Hallway: 3.7m x 3m, with marble floor, recessed lighting, glass panelled door to

Open Plan Living/-  
Dining/Kitchen: 8.7m x 6.5m over

Living/Dining Room: with feature fireplace with granite surround, raised hearth and fitted gas fire, recessed lighting, feature floor to ceiling windows, sea views and French door access to terrace, Audio/Visual Security Intercom

Kitchen: with extensive range of kitchen units and worktops, integrated fridge/freezer, Miele double oven, Miele microwave, Neff 6 ring gas hob, Neff stainless steel extractor fan, splashback, Neff dishwasher, Miele wine cooler, breakfast bar, stainless steel sink unit, tiled floor, recessed lighting, open shelving with lighting under



## THERE ARE TWO BEDROOMS:

Master Bedroom Suite: 7.6m x 3.9m overall, with an extensive range of built-in wardrobes, provision for wall mounted television, door to

En- Suite Bathroom: with white suite comprising bath, wc with concealed cistern, fully tiled double shower with glass door and Grohe sanitaryware, pair of Duravit vanity wash hand basins, fully tiled walls and floor, heated towel rail, recessed lighting

Bedroom 2: 6.8m x 3.1m overall with built-in wardrobes, sliding door to

En Suite Shower Room: with white suite comprising wash hand basin and concealed cistern, glass door to fully tiled shower with Grohe sanitary ware, tiled walls and floor, shaver socket, heated towel rail, recessed lighting

Utility Room: 2.9m x 2m, with part granite tiled walls and floor, Indesit washing machine and tumble dryer, hanging cloaks cupboard.

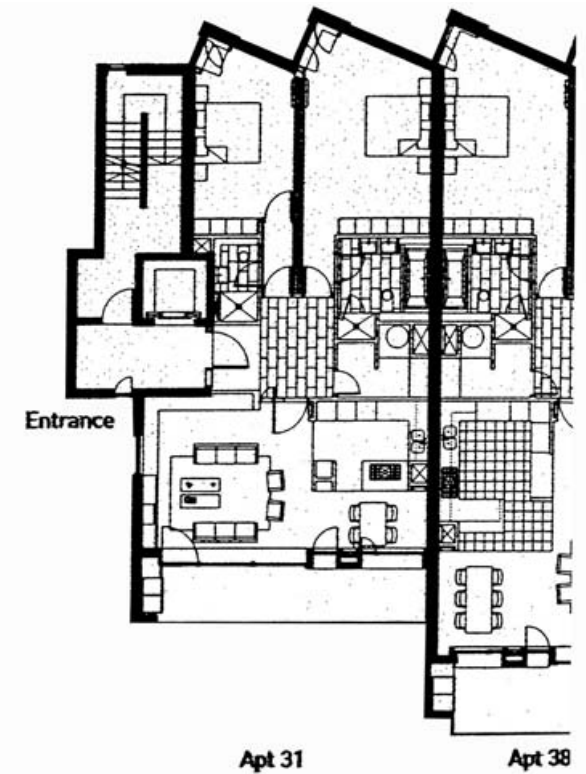


## Outside

Meticulously maintained communal grounds, well stocked with mature planting and pleasant gravelled pathways. Visitor Parking. Two designated underground car parking spaces. Double height designated basement store area.

Viewing: By prior appointment.





For Identification Purposes Only. Not To Scale



32 The Mall, Beacon Court, Sandyford, Dublin 18.  
01 293 7100 F 01 293 4949 E info@morrisonestates.ie



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