

# For Sale

Asking Price: €595,000



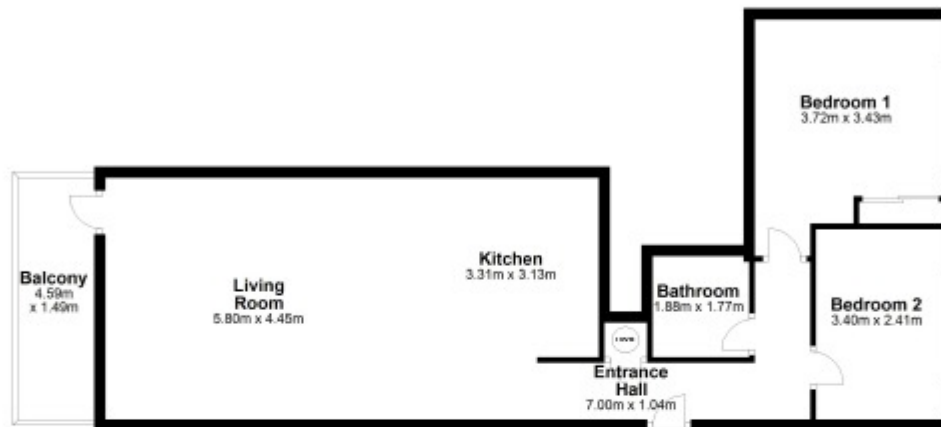
6 Maretimo House, Maretimo Gardens East,  
Blackrock, Co. Dublin, A94 H272

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## 6 Maretimo House

Approx. 72.8 sq. metres



Total area: approx. 72.8 sq. metres

"If you are lucky enough to live on water you are lucky enough".

Welcome to Maretimo House, Blackrock. This stunning first floor, two bedroomed apartment offers a sea view rarely available and in such a prime location as this. This breathtaking view has to be seen to be believed.

Transport yourself away from the bustling world to an oasis of tranquility.

Ideally located with all the amenities Blackrock has to offer right on the doorstep. Just a stone's throw away there are two shopping centres, the DART, many boutique shops and a wide variety of cafes and restaurants.

Carysfort Park, Blackrock Park and the seafront are right on your doorstep and the City Centre is approximately 6km away. By DART you can reach city centre in 12 minutes and Dun Laoghaire in 6 minutes. UCD Smurfit is also within easy reach.

Your own private bathing place is awaiting. It is the only apartment development with direct access to the sea from the gardens of the apartment.

Accommodation briefly comprises, hall, living room, kitchen, bathroom and two large bedrooms with potential to reconfigure to include a home office or walk in storage room.

The balcony patio offers the star prize of uninterrupted views of the sea and the opportunity to enjoy outdoor dining overlooking the ocean. This property has been lovingly maintained by its current owners.

This site is steeped in history. Maretimo house apartments are set on the grounds of Maretimo House, a residential mansion built in 1770 for Lord Cloncurry, which was demolished in 1970. There are ruins of a Romanesque temple, beside Vance's Harbour, which together with a foot bridge was built for Lord Cloncurry to compensate him for giving permission for the Dublin to Kingstown railway line to be built on his land. The footbridge allowed him continued direct access to the sea.

### SPECIAL FEATURES

- Spacious apartment with balcony patio.
- Stunning uninterrupted sea views.
- Private development.
- 2-minute walk to Blackrock Village with every amenity imaginable.
- DART within 5 minutes' walk.
- City centre 6km away.
- 1 Parking space.
- GFCH with combi boiler which provides instant hot water for the kitchen or for showers or baths.
- Service Charge: €1,350 per annum approx.

**ACCOMMODATION**

Floor Area: 71.4sq.m. / 769sq.ft approx.

**Entrance Hall** 7.00m x 1.04m (23' x 3'5")

Bright and spacious hallway, opening into open plan/kitchen/living room. Cupboard with washing machine.

**Kitchen** 3.31m x 3.13m (10'10" x 10'3")

Newly fitted kitchen with tiled floor and good range of floor and under counter storage, with some wall presses, Zanussi four plate hob, Neff eye level oven and extractor hood and fan. Sink unit and splash back with worktops providing plenty of counter space with a peninsula dividing the kitchen from the living/dining area.

**Living/ Dining Room** 5.80m x 4.45m (19' x 14'7")

Spacious and bright room with carpet flooring, recessed lighting with additional wall lights. Breathtaking views overlooking the sea with one wall fully glazed with door leading to private sun balcony.

**Balcony** 4.59m x 1.49m (15'1" x 4'11")

Stunning uninterrupted sea views across the bay to Howth with space to dine.

**Bedroom 1** 3.72m x 3.43m (12'2" x 11'3")

Large double bedroom, with window, carpet flooring and good built-in wardrobes.

**Bedroom 2** 3.40m x 2.41m (11'2" x 7'11")

Double bedroom with window and carpet flooring.

**Bathroom** 1.88m x 1.77m (6'2" x 5'10")

Fully tiled, bath with shower, wc and wash hand basin with large mirror and recessed lighting, extractor fan.

**GARDEN**

The manicured gardens have a sweeping path which leads over a bridge across the Dart line. Here, steps lead through a gate down to a private jetty and tiny beach. The small beach and jetty – known as Vance's Harbour are only accessible to residents of Maretimo. Ideal for your early morning swim, paddle boarding or sailing.

**BER**

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