

# For Sale

Asking Price: €835,000

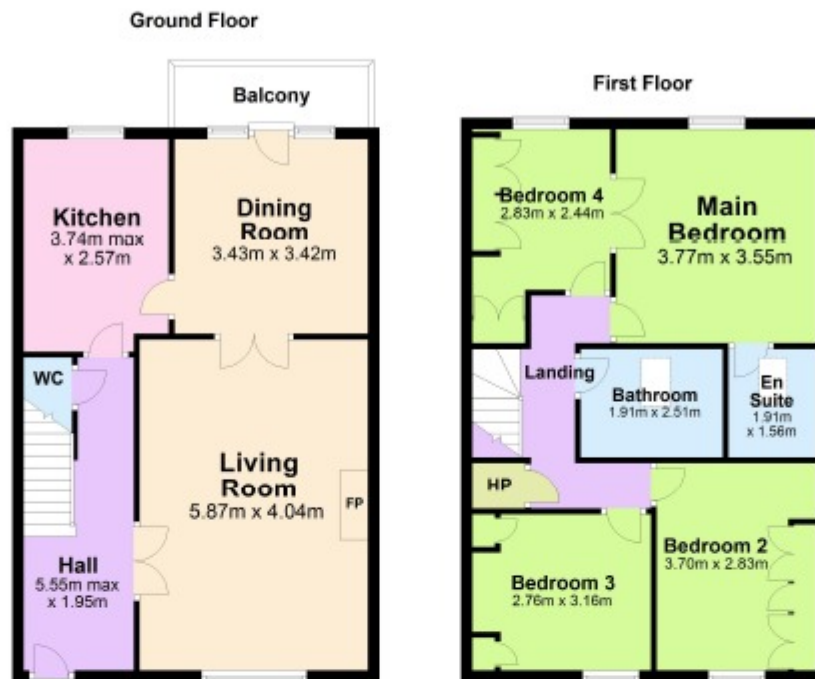


77 Castledawson, Sion Hill,  
Blackrock, Co. Dublin, A94 WP93

[sherryfitz.ie](https://sherryfitz.ie) - make and view offers 24/7

BER C3





Sherry FitzGerald is delighted to bring number 77 Castledawson, Sion Hill to the market. A spacious bright well-appointed four bedroom duplex with a superb large main reception room overlooking the gardens to the front with private terrace to the back, all positioned in the highly sought after development of Sion Hill.

Viewing is highly recommended.

This bright spacious duplex is a beautifully laid accommodation totalling approx. 116sq.m. The large living room is exceptionally spacious with a grand marble fireplace with an open fire creating warmth and cosiness. The double doors lead from the living room through to the dining room which opens out onto the private balcony with evening sun. The kitchen off the dining room is spacious and modern with plenty of storage and the window creating light and ventilation and views to the private garden.

The accommodation upstairs comprises of four bedrooms, one main bedroom ensuite, a study/single room, a large double bedroom to the front and a further double bedroom. The main bathroom with bath and shower completes the accommodation in this wonderful home.

The location is second to none with the cosmopolitan village of Blackrock on your doorstep. The Dart stations at Blackrock and Booterstown, are equidistant for handy access to the city centre, as is every conceivable amenity including restaurants, Blackrock Shopping Centre, The Frascati Centre and numerous top class schools. Blackrock Park is located opposite the development with lovely sea views, ideal for leisurely strolls.

#### SPECIAL FEATURES

- Owner occupied 4 bedroom duplex.
- Measuring 116sqm. / 1249sq.ft. approx.
- Walk in condition.
- Private secure development.
- Walking distance to Dart and Blackrock village.
- Park and sea views in the distance.
- Private west facing balcony.
- Lovely communal gardens.
- Communal parking.
- Electric Heating.
- Service Charge: €2,200 per annum.



### ACCOMMODATION

Floor Area: 116sq.m / 1249sq.ft approx.

Entrance Hall With wood flooring, ceiling coving, lighting.

Guest WC Positioned off the hall, guest WC with wash hand basin.

Living Room Bright spacious living room with large window overlooking the gardens and with sea views in the distance. Grand marble fireplace giving it the perfect focal point with an open fire. Double doors leading into the dining room.

Dining Room Leading off the living room and connecting to the kitchen this large dining space, double glass doors leading onto the private spacious west facing balcony and sea views.

Kitchen Large modern fully fitted kitchen with ample space for storage and counter space. A window overlooking the private view and mature trees also perfect for ventilation and light. Tiled floors, tiled backsplash, stainless steel sink and draining. Integrated fridge and freezer. Electric hob and double oven.

Bedroom 1 Large double bedroom with carpet flooring and window overlooking private garden area.

Ensuite Tiled flooring, large wall mounted mirror, wash hand basin with storage under, wall mounted vanity shelves. Mains walk in shower. Sky light for light and ventilation.

Bedroom 2 Very large double bedroom with carpet flooring, fitted wardrobes with ample storage. Window to the front with views over the garden and sea in the distance.

Bedroom 3 Double bedroom with fitted wardrobes and shelving. Window to the front with views of garden and Blackrock Park.

Bedroom 4 Single bedroom connecting to the main bedroom with option to have as an office and walk in wardrobe or can be a spacious single bedroom with fitted wardrobes, carpet flooring and window to the private garden area.

Bathroom Large family bathroom with bath and shower, tiled walls and flooring. Feature mirror with wood surround, wash hand basin, WC and skylight for light and ventilation.

### GARDEN

Lovely communal gardens with park and sea views. Communal parking accessed through security barrier.

### BER

BER C3, BER No. 107492340

Energy Performance Indicator: 217.24 kWh/m<sup>2</sup>/yr





**mySherryFitz**

Open 24/7

REGISTER NOW TO SEARCH FOR  
PROPERTIES, MAKE AND VIEW  
OFFERS, ANYTIME YOU LIKE.



24 HOUR  
ACCESS



SEARCH



BOOK  
VIEWINGS



MAKE  
OFFERS



**NEGOTIATOR**

Gillian Murray  
Sherry FitzGerald  
8 Main Street  
Blackrock Co. Dublin  
A94 X9W0  
T: 01 2880088  
M: 087 638 9977  
E: gillian.murray@sherryfitz.ie

**MORTGAGE ADVICE**

For mortgage advice talk to  
Emmet Farrelly  
T: 01 2880088  
M: 087 1245891  
E: blackrock@sherryfitz.ie

[sherryfitz.ie](http://sherryfitz.ie)

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.