

EXQUISITELY DESIGNED AND EXTENDING TO
APPROX. 214 SQ M (2,300 SQ FT) OF ACCOMMODATION



BER A3

DNG DUFFY

No. 66 Clanbrassil Street, Dundalk, Co. Louth
T: +353 42 93 51011 yourhome@dngduffy.ie



DNG
DUFFY

Southend, Blackrock, Louth

THIS NEWLY CONSTRUCTED PROPERTY OFFERS LUXURIOUS ACCOMMODATION
WITH UNINTERRUPTED PANORAMIC VIEWS OF THE IRISH SEA.



DNG
DUFFY

Messrs. DNG Duffy Auctioneers for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. DNG Duffy Auctioneers has any authority to make or give representation or warranty whatever in relation to this development. PSL No. 002108



ACCOMMODATION

Hallway - 13.02sq m
Living room - 21.79sq m

Kitchen - 3.32m x 6.3m
Shaker framed kitchen by Fearon Kitchens with quartz worktops

Walk in larder - 1.5m x 1.18m - Walk in larder by Fearon Kitchens with quartz worktops

Utility room - 3.6m x 2.3m - Fitted units

Open plan living & dining area - 9.4m x 6.32m
Open plan living space with floor to ceiling glazing which opens up on to sea fronting deck and gardens

Bed room 1 (Ground Floor) - 12.7sq m
Ensuite - 3.38sq m - Exceptionally tiled space

Bed room 2 (Ground Floor) - 14.4sq m - Ensuite - 3.3sq m

Bed room 3 (1st Floor) - 28.44sq m - Ensuite - 12.1sq m

Master bed room - 25.94sq m - Ensuite - 13.22sq m - Dressing room - 17.48sq m





INTRODUCTION

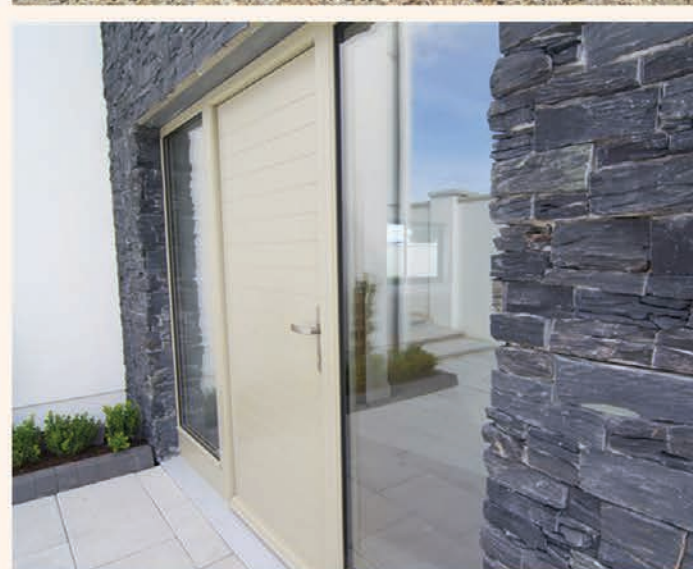
SOUTHEND TRULY IS A RARE AND EXCITING OPPORTUNITY TO ACQUIRE A SEA FRONTING HOME IN BLACKROCK. FROM DESIGN TO FINISH, THIS HOME EXUDES CONTEMPORARY LIVING FOR A FAMILY OR A RETREAT IN A COASTAL VILLAGE THAT OFFERS AMENITIES AND FACILITIES THAT ARE SECOND TO NONE.

This newly constructed property offers luxurious accommodation with uninterrupted panoramic views of the Irish Sea. Nestled in a village but within minutes of the M1 Dublin Belfast corridor.

Kerb appeal begins with the sleek slide electric entrance gates, sweeping you in towards the ample crisp parking area, tastefully landscaped and with flagstone paving leading to the house.

An open plan hallway leads to a tranquil living room with full height glazing, and two bedrooms with individual en-suites. The back of the property faces on to the sea front with a commanding chef's kitchen including an over-sized island accompanied by a walk-in pantry, all by Fearon's. The main living and dining area is off the open plan kitchen separated by a glazed staircase. The living area is light-filled with again floor to ceiling glazing with sliding doors which open to the rear gardens and patio, enjoying sea views. Storage is catered for with a ground floor store room and large utility space, fitted with similar units to the kitchen design. The first floor accommodates a further two master suites both with en-suite bathrooms and one with a dressing room both with 180 degree views of the Irish sea.

Exquisitely designed and extending to approx. 214 sq m (2,300 sq ft) of accommodation - the high specification features include 10 foot ceilings, individually zoned rooms supporting the air to water underfloor heating, LED lighting, and wiring for central home sound and security systems.



FEATURES

Modern seascape designed property

Air to water under floor heating

LED lighting

Chef's kitchen

Electric sliding gate

Large utility space

Village location

Sea fronting

