



For Sale By Private Treaty

1 Marine Avenue, Blackrock Cove, Blackrock, Louth

- Light filled extended kitchen, living area with large sliding door
- Local schools and amenities all within close proximity
- Short walking distance to Dundalk Golf Club
- Large cobble locked driveway & rear patio
- Elevated sea and mountain views
- Gas fired central heating
- South facing back garden
- Office/Study room or 5th bedroom

DNG Duffy
T: 042 9351011



DOUGLAS NEWMAN GOOD
DNG

DUFFY

LICENCE NUMBER 002108

Asking Price

BER DETAILS:

BER: C2

On Request

DESCRIPTION:

Number 1 Marine Avenue is a spacious 4 bed detached property, located just off The New Golf Links Road. This detached dwelling has been maintained and cared for throughout with a charming modern finish. Situated on a large corner site this very attractive four bedroom home is located on a highly regarded residential development within close proximity to the village of Blackrock with its beautiful seafront and a short walk to Dundalk Golf Club.

The bright generously proportioned accommodation extends to approximately 171sq.m (1,840sq.ft). The ground floor of the property comprises of a bright and airy double height welcoming entrance hallway with a large living room overlooking the front of the home and large open green area. The extension to the rear consists of a separate dining room and kitchen area with open plan living. This ideal family home is complete with a modern high gloss kitchen with integrated stainless steel appliances. The area is a bright space benefiting from wall length sliding doors which opens up extending the inside living area to the large cobble locked patio area. The ground floor also includes a utility room, an office/study and a downstairs toilet.

Ascending the stairs to the first floor you will find four generous sized bedrooms, and a family bathroom. The spacious master en-suite bedroom has stunning views of the Cooley Mountains and Dundalk Bay. This family home has many features including gas fired central heating, elevated sea views, extended kitchen and beautiful mature gardens.

DIRECTIONS:

On the Avenue road roundabout,
take the 2nd exit onto R172-
Turn right onto Birch's Lane
head towards Blackrock Rd and
take a left, continue onto Blackrock Rd-
Turn left onto Marine Ave.

ROOMS:

Study - 3.1m x 2.9m
WC - 1.2m x 1.4m
Entrance Hall - 2.4m x 3.7m
Dining/Living Area -
4.9m x 5.73m
Kitchen - 3.5m x 4.6m
Utility - 4.6m x 1.6m

Master Bedroom - 3.6m x 7.9m
Bedroom 2 - 3.4m x 4.1m
Bedroom 3 - 3.9m x 2.8m
Bedroom 4 - 3.3m x 2.8m
Bathroom - 2.3m x 2.8m

VIEWING: Viewing is strongly recommended by prior appointment with sole selling agents DNG Duffy, 66 Clanbrassil Street, Dundalk, Co. Louth. T: 042 935 10 11.

CONTACT:

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