



For Sale By Private Treaty



6 Marine Avenue, Blackrock Cove, Blackrock, Louth

- Elevate site with views of Dundalk Bay & Cooley Mountains
- South facing rear garden
- High feature ceiling in hallway
- Feature window in hallway
- GFCH
- Data cables / wired for Smart TV
- Monitored alarm with remote access
- Cobble lock driveway

BER C2 DNG Duffy T: 042 9351011

DOUGLAS NEWMAN GOOD
DNG

DUFFY

dngduffy.ie

LICENCE NUMBER 002108

Asking Price

BER DETAILS:

BER: C2

On Request

DESCRIPTION:

DNG Duffy proudly bring to market 6 Marine Avenue, a turnkey finish, spacious 4 bed detached property, located just off the Golf Links Road. This home will not disappoint any prospective buyers looking for space, natural light, views and convenience as Marine Avenue boasts an ultra-convenient location close to a host of amenities. With a beautifully presented interior, this stunning detached family home has it all - excellent living and bedroom accommodation complemented by spectacular sea and mountain views!

Upon entering you are greeted with a welcoming hallway with feature high window and ceilings and reclaimed French Oak wooden flooring. The ground floor of the property comprises a large living room overlooking the front of the home and large open green area. The feature flooring continues throughout the downstairs area into the bright spacious kitchen area and dining area complete with a modern hand painted framed kitchen units with integrated stainless steel appliances. It also has the advantage of a large centre island with Silestone worktop and double sink. This rooms leads to the south facing sun room, utility room and DSWC.

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, floored and insulated attic space accessed via Stira staircase. Viewing is a must !

FEATURES:

- Landscaped manicured front and rear gardens
- Enclosed block wall rear garden
- Rear garden side access
- Wooden decking to rear
- Local schools and amenities all within close proximity
- Short walking distance to Dundalk Golf Club

VIEWING: Viewing is strongly recommended by prior appointment with sole selling agents DNG Duffy. 66 Clanbrassil Street, Dundalk, Co. Louth, A91 HY99 - Market Street, Ardee, Co.Louth, A92 DAE2

CONTACT:

Keith Duffy MIPAV, REV, MMCEPI
DNG Duffy, 66 Clanbrassil Street, Dundalk, Co. Louth
T: 042 935 1011 - Email: keith@dngduffy.ie



DUFFY

LICENCE NUMBER 002108

dngduffy.ie

Disclaimer: K Duffy Property Services Ltd t/a DNG Duffy for itself and as agent for the vendor or lessor (as appropriate) gives notice that:

- These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
- Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.
- All statements in these particulars are made on the without responsibility part of K Duffy Property Services Ltd t/a DNG Duffy or the vendor or lessor.
- No statement in these particulars is to be relied upon as a statement or representation of fact.
- Neither K Duffy Property Services Ltd t/a DNG Duffy nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
- Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
- Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection.
- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.