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44 The Deane

The Court Killiney Bay, Station Road, Killiney A96 YP03

Morrison Estates



For Sale by Private Treaty

Welcome to 44 The Deane, at The Court Killiney Bay, a luxurious 2-bedroom, 2-bathroom larger type apartment that offers unparalleled elegance and breathtaking panoramic views over the entire bay area. This exquisite residence combines modern sophistication with the charm of coastal living, and this superior property is a rare and exclusive find within one of Dublin's best managed complexes making it the perfect sanctuary for those who appreciate the finer things in life. The complex has extensive grounds with mature landscaping and apartment 44 has probably one of the best corner positions within the development to capture the stunning views of what is often compared to the Italian Riviera.

The location was formerly that of the Killiney Court Hotel and the original, restored historic Victorian chateau-style villa, built in 1865 by Sir Thomas Deane, (the architect for the Royal College of Surgeons and the Museum building within Trinity College Dublin) still stands at the centre of the complex.

The apartment can be accessed from the main door to the apartment block as well as from the car parking level underneath. The entrance hall of the apartment is bright and spacious and leads to an unusually large, sunfilled, open-plan living area with feature modern kitchen and dining area flanked by a floor to ceiling glass wall to capture the stunning views and natural light outside. Glass doors provide immediate access to a large front balcony with wooden decking overlooking the magnificent grounds.

There are two double bedrooms to the rear, each with their own ensuite bathroom, the second of which has its own separate hallway access so that it can be used as guest wc. There is also a separate utility/cloak/storage room off the hallway and the apartment has a private store room located in the underground car park next to the apartment's two designated car parking spaces.

There is direct, private access from the apartment complex to Killiney beach and Killiney DART Station is located opposite the front entrance to the development, allowing easy access to south Dublin's seaside villages on route to the city centre. Dalkey village with its mix of cafes, shops and restaurants is just one Dart stop away and Dun Laoghaire village and harbour with every possible leisure and recreational facility, including the Peoples Park, the north and south Piers, the numerous yacht clubs are nearby, as are a number of scenic golf courses and the Wicklow Hills.

Features Include:

- Prime upmarket location, first floor apartment on a corner position directly overlooking the best views in the complex with view to Bray head and also to the left of the bay to Sorrento Terrace and Dalkey
- Panoramic Vistas - Enjoy stunning, unobstructed views of Killiney Bay reminiscent of the beautiful Italian Riviera
- Private Balcony - Savor the stunning coastal views from your private balcony, perfect for morning coffee or evening relaxation
- Bright, spacious accommodation with ocean aspect to maximise light c. 134 Sq. M, (1442 Sq. Ft) (larger apartment style)
- Walk into condition- immaculately presented, welcoming interior
- Fully fitted customised Siematic kitchen with feature island with Wenge wooden worktops
- Fitted blinds and built-in kitchen appliances namely oven, hob, microwave, extractor fan, fridge/freezer, dishwasher and washing machine are included in the
- Secure underground storage room in car park
- Bathrooms with underfloor heating and quality sanitary ware
- Spacious storage/ Utility Room off hallway
- Gas Fired Central Heating
- Fitted glass-fronted, gas fire
- Wired and fitted with Burglar Alarm System
- Double Glazed windows
- Designated underground car parking spaces - additional visitors car parking spaces outside
- Private Balcony - Savor the stunning coastal views from your private balcony, overlooking magnificent panoramic sea views sweeping across Killiney bay, perfect for morning coffee or evening relaxation
- Upmarket exclusive location within the prime Killiney area and close to the Killiney DART station stop just a couple minutes away giving easy city access along this dramatic coastline
- Easy access to the M50 and N11
- Killiney Beach is just a 2 minute walk from this apartment, ideal for daily walking and swimming
- The complex is mainly owner occupied, therefore every care is given to the upkeep and grounds by its discerning owners

Accommodation:

Entrance hall: 3.70m x 3.27m with limestone floor, digital alarm system, recessed lighting, glass panelled door to

Open Plan Living/Dining/Kitchen: 9.73m x 6.79m

Living/Dining Room: with feature fireplace with granite surround, raised hearth and fitted gas fire, recessed lighting, wooden floor, doors to balcony

Kitchen: with extensive range of built in kitchen units and Wenge solid wood worktops, integrated fridge/freezer, Miele double oven, Miele microwave, Neff 6 ring gas hob, Neff stainless steel extractor fan, splashback, dishwasher, Miele wine cooler, breakfast bar, stainless steel sink unit, limestone floor, recessed lighting, open shelving with lighting under

Utility Room: 2.81m x 1.65m with part granite tiled wall and floor tiles, built in storage shelving, built in cupboard with washing machine and dryer, heating boiler.

Master Bedroom: 7.37m x 4.11m with carpet floor and an extensive range of built in wardrobes, floor to ceiling window to rear side aspect, wired for TV, door to

Ensuite bathroom: 3.16m x 2.31m with white suite comprising bath, wc with concealed cistern, fully tiled double shower with glass door and Grohe sanitaryware, pair of Duravit vanity wash hand basins, fully tiled walls and floor, heated towel rail, window to side, recessed lighting

Bedroom 2: 3.60m x 3.31m with carpet floor and built in wardrobes, floor to ceiling window feature to rear aspect, sliding door to

Ensuite shower room: 2.47m x 1.33m with white suite comprising wash hand basin and concealed cistern, glass door to fully tiled double shower with Grohe sanitary ware, tiled walls and floor, shaver socket, heated towel rail, recessed lighting

Service Charge: €7,933 per annum (approximately)





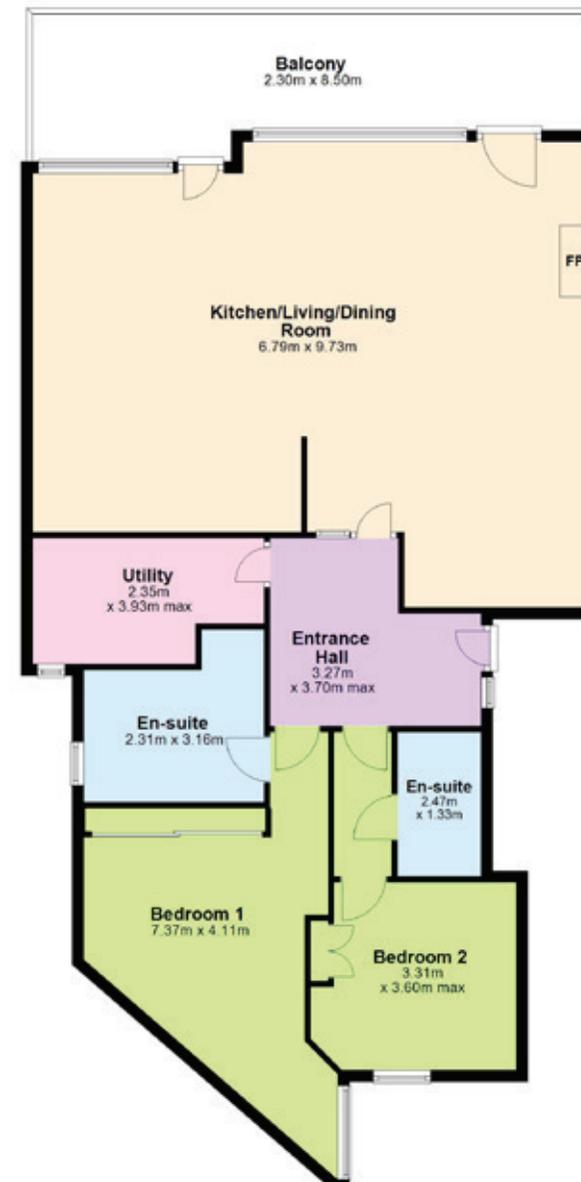
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