

For Sale

Asking Price: €975,000

Sherry
FitzGerald



97 Castledawson, Sion Hill,
Blackrock, Co. Dublin, A94 VN50



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BER C2



A truly outstanding three-bedroom townhouse boasting panoramic sea views over Blackrock Park across Dublin Bay spanning from Dublin City to Dun Laoghaire. This exceptional home further benefits from a southwest facing sun terrace overlooking the communal landscaped grounds.

walking distance. Blackrock Park is located opposite the development with lovely sea views, ideal for leisurely strolls. This property is also surrounded by several highly regarded primary and secondary schools, such as Sion Hill, St. Andrew's College, Willow Park, and Blackrock College.

The spacious, well-presented light filled accommodation extends to 118sq.m. (1,270sq.ft.) approx. and briefly comprises a welcoming reception hall with guest WC, glazed double doors from here lead to a beautiful dual aspect living room with direct uninterrupted sea views. To the rear of the property is a dual aspect dining room overlooking the communal grounds, this in turn leads to a contemporary kitchen with natural stone worktops, a door from here opens on to the sunny southwest facing paved terrace. At first floor level are three double bedrooms, the main bedroom to the front has the stunning sea views, a delight to wake to each morning. Off this is an en-suite shower room. To the rear of the property are two further double bedrooms. All of the bedroom's avail of excellent wardrobe provisions. A family bathroom completes the internal accommodation. No. 97 also benefits from an external storage unit and secure underground car parking.

SPECIAL FEATURES

- Uninterrupted panoramic sea views
- Prime position within the development
- Situated behind electric barrier amongst communal landscaped grounds
- Three double bedrooms
- Southwest facing sun terrace
- Within a stone's throw of Blackrock Village, the seafront and DART
- Designated & communal parking
- External storage unit
- Well-presented accommodation of c. 118sq.m. (1,270 sq.ft)
- Service Charge €2,250 per annum.

Castledawson is a beautiful setting just opposite Blackrock Park entered through a security barrier with manicured lawns mature shrubbery, and colourful flowers decorating the entrance. Blackrock Village and the seafront are within a short stroll. The Dart stations at Blackrock and Booterstown are equidistant for handy access to the city centre, as well as the QBC with regular bus routes on the doorstep. Every conceivable amenity including restaurants, Blackrock Shopping Centre, The Frascati Centre and numerous boutiques, and coffee shops are situated within

ACCOMMODATION

Floor Area: 118sq.m. / 1,270sq.ft. approx.

Entrance Hall With ceiling coving, dado rail, ceiling rose, enclosed fusebox, door to:

Guest WC Fully tiled, WC, wash hand basin, extractor fan

Living Room With glazed double doors opening in, dual aspect windows with stunning panoramic sea views across Dublin Bay stretching from Dublin City to Dun Laoghaire Pier. Ceiling coving, ceiling rose, wall sconces marble fireplace with slate insert, marble hearth and electric fire.

Dining Room With dual aspect windows, ceiling coving, ceiling rose, dado rail, glazed panel double doors opening into:

Kitchen Hand painted kitchen with granite worktops, tiled splash backs, integrated fridge freezer, plumbed for washing machine, integrated Belling dishwasher, integrated Bosch oven, integrated Sharp microwave, four ring electric hood with extractor over, undermount sink, tiled floor, patio door to:

Balcony Sunny southwest facing paved terrace with external lighting,

Landing With ceiling coving, ceiling rose, hatch to attic

Bedroom 1 dual aspect with stunning sea views, ceiling coving, ceiling rose, dado rail, excellent fitted wardrobes, door to:

En Suite With fully tiled walls and floors, WC, wash hand basin, fitted shelving, storage and display units with fitted mirror and recessed lighting, shower cubicle with Triton T90sr shower, electric heater

Bedroom 2 Double bedroom with laminate flooring, dual aspect windows, ceiling coving, ceiling rose, dado rail, excellent range of fitted wardrobes, recessed lighting

Bedroom 3 Double bedroom overlooking the rear, with laminate flooring, ceiling rose, excellent fitted wardrobes,

Bathroom With tiled floor, partially tiled walls, corner bath with shower attachment, WC, wash hand basin, bidet, fitted mirror, Velux roof light, electric heater, door to shelved hotpress with dual immersion

GARDEN

This exceptional home further benefits from a southwest facing sun terrace overlooking the communal landscaped grounds.

No. 97 also benefits from an external storage unit and secure underground car parking.

BER

BER C2, BER No. 100585579

Energy Performance Indicator: 197.21 kWh/m²/yr



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