



# SEA BEACH HOUSE

Sandymount, Blackrock, County Louth, A91N274

BER A3



EXCLUSIVE ASSOCIATE OF





# SEA BEACH HOUSE, SANDYMOUNT, BLACKROCK, COUNTY LOUTH, A91N274



SEA BEACH HOUSE IS AN EXCEPTIONAL MODERN COASTAL RESIDENCE, BEAUTIFULLY PRESENTED AND PERFECTLY POSITIONED ON THE WATER'S EDGE AND ONLY A SHORT STROLL TO THE SOUGHT-AFTER VILLAGE OF BLACKROCK, COUNTY LOUTH.

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*Approx. 384 Sq.M (4,133 sq.ft)*

*For Sale by Private Treaty*

*BER A3 | BER number: 118774694 | EPI: 52.39 kWh/m<sup>2</sup>/yr*



## LOCATION

### **Blackrock, County Louth – A Coastal Gem**

Just south of Dundalk, on the shores of Dundalk Bay, lies the charming seaside village of Blackrock. Once a modest fishing spot, it grew into a popular Victorian holiday resort and has retained its timeless appeal ever since. Today, Blackrock combines the spirit of a tight-knit village with the convenience of being just minutes from Dundalk and within easy reach of Dublin thanks to the M1.

Life here revolves around the seafront promenade, where visitors and locals stroll against a backdrop of sea views and the impressive Millennium Sundial, the largest of its kind in a public space in Ireland. Blackrock's beaches are not only a scenic escape but also a haven for birdlife, making them a favourite for nature lovers. Festivals, family events, and community celebrations keep the village vibrant throughout the year, from raft races and pumpkin festivals to festive lights along the bay. With welcoming cafés, friendly pubs, and a lively sense of place, Blackrock offers a lifestyle that blends relaxation with energy in perfect measure.

## DISTANCES

Blackrock Village Centre – 750 meters

Blackrock to Dundalk – 5 km

Blackrock to Dublin City Centre – 84 km

Blackrock to Belfast – 88 km

Blackrock to Newry – 26 km

Blackrock to Dublin International Airport – 72 km

*(all distances are approx.)*

## COUNTY LOUTH – IRELAND'S WEE COUNTY WITH A BIG HEART

Known affectionately as “The Wee County,” County Louth may be Ireland’s smallest county, but it is rich in history, legend, and natural beauty. The ancient landscapes of the Cooley Peninsula tell the stories of the epic Táin Bó Cúailnge, while heritage treasures like Monasterboice, Mellifont Abbey, and Proleek Dolmen speak to centuries of culture and tradition. Along its sweeping 88-kilometre coastline, visitors discover long golden beaches, wildlife sanctuaries, and the tranquil waters of Carlingford Lough.

Dundalk, the county town, is a bustling hub where modern living meets deep heritage. Just a short distance from Blackrock, it offers a thriving centre for shopping, dining, and culture, while retaining a strong sense of identity and history. Together, Dundalk and Blackrock give residents the best of both worlds—the convenience and opportunity of a busy town paired with the peace and charm of a seaside village.

In Blackrock and across County Louth, life moves at just the right pace. Here, every day can begin with sea air, continue with culture or countryside adventure, and end with a sense of belonging to a place where history, community, and lifestyle come together beautifully.









## SEA BEACH HOUSE

Sea Beach House has been beautifully transformed from a semi-detached property into a single, contemporary coastal residence, finished with exceptional attention to detail throughout.

The ground floor features three bedrooms, all designed to capture the stunning water views to the rear of the property. The spacious master bedroom includes an elegant ensuite bathroom and large walk in wardrobe that can be accessed from the entrance hall. There is a door that opens directly onto the east-facing sun terrace — the perfect place to enjoy the morning light. A further large double bedroom benefits from its own ensuite shower room and walk-in wardrobe, while a third double bedroom provides additional guest or family accommodation. This level is completed by a laundry room, hot press, and cloakroom for added convenience.

Access to the first floor is via a striking feature staircase, or alternatively, by an internal lift.

Upstairs, the full beauty of the surrounding bay and countryside is revealed. The architect has carefully designed this space to make the most of the natural light and panoramic views. Morning sunshine floods the open-plan kitchen and dining area, which features a central island, modern appliances, and a dedicated coffee dock that opens onto the east-facing balcony — ideal for relaxed breakfasts with a view. The dining area flows effortlessly into a spacious lounge, perfectly suited for both family living and entertaining, with direct access to the wraparound balcony. A utility room and bathroom complete this floor.

The second floor is ideally suited for guests, offering a versatile family suite with a compact kitchenette, playroom/bedroom, and shower room — a private and comfortable retreat with flexibility for a variety of uses.



## TECHNICAL INFORMATION:

SERVICES | Mains electricity, oil fired central heating, mains water, mains sewage.

SALE METHOD | Private Treaty.

FIXTURES & FITTINGS | All carpets, curtains and blinds, any integrated items and light fittings are included in the sale.

VIEWING | Strictly by Private Appointment.





# FLOOR PLANS

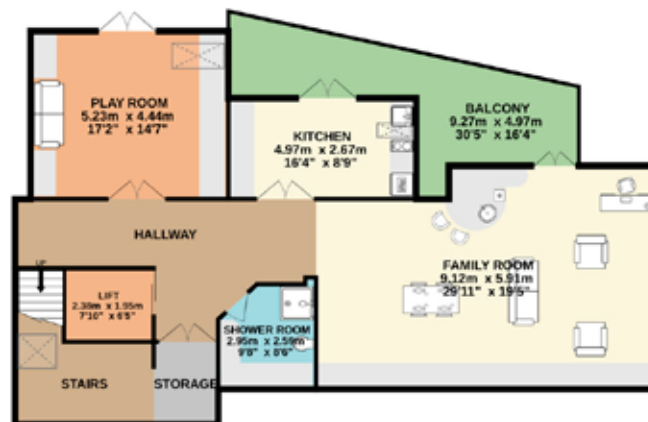
GROUND FLOOR



1ST FLOOR



2ND FLOOR





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