



41 The Court

Killiney Bay Apartments, station Road, Killiney, Co.
Dublin A96 Y384

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For Sale by Private Treaty

Welcome to the Court, Killiney Bay, and to one of the larger, brighter interior-designed, luxury apartments in south Dublin's most upmarket development on Killiney Bay. With panoramic views over the entire bay area and to Bray Head in the south, this superior property is a rare and exclusive find within one of Dublin's best managed complexes. The complex has extensive grounds with mature landscaping and apartment 41 has probably one of the best 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.

Features:

- Prime upmarket location, second floor apartment directly overlooking the best views in the complex
- Bright, spacious accommodation with southerly aspect to maximise light c. 142 Sq. M, (1,528 Sq. Ft) (larger apartment style)
- Walk into condition- immaculately presented, welcoming interior
- Natural limestone floors throughout
- Secure underground storage room in car park

- Fitted blinds and built-in kitchen appliances namely oven, hob, microwave, extractor fan, fridge/freezer, dishwasher and washing machine are included in the sale
- Fully fitted customised Siematic kitchen with feature island with Wenge wooden worktops
- 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 next to lift access (2 underground) - additional visitors car parking spaces outside
- 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
- Killiney Beach is just a 2 minute walk from this apartment, ideal for daily walking and swimming
- Easy access to the M50 and N11

Accommodation

Entrance hall: with limestone floor, digital alarm system, recessed lighting, glass panelled door to open Plan Living/Dining/Kitchen

Living/Dining Room: with feature fireplace with granite surround, raised hearth and fitted gas fire, recessed lighting, limestone 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: with part granite tiled wall and floor tiles, built in storage shelving, built in cupboard with washing machine and dryer, heating boiler.

Master Bedroom: with an extensive range of built in wardrobes, floor to ceiling window to rear aspect, wired for TV

Ensuite bathroom: 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, recessed lighting

Bedroom 2: with built in wardrobes, floor to ceiling window feature to rear aspect, sliding door to ensuite shower room 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

Property Management Company: Indigo property management

Service Charge: €6,800 per annum approx



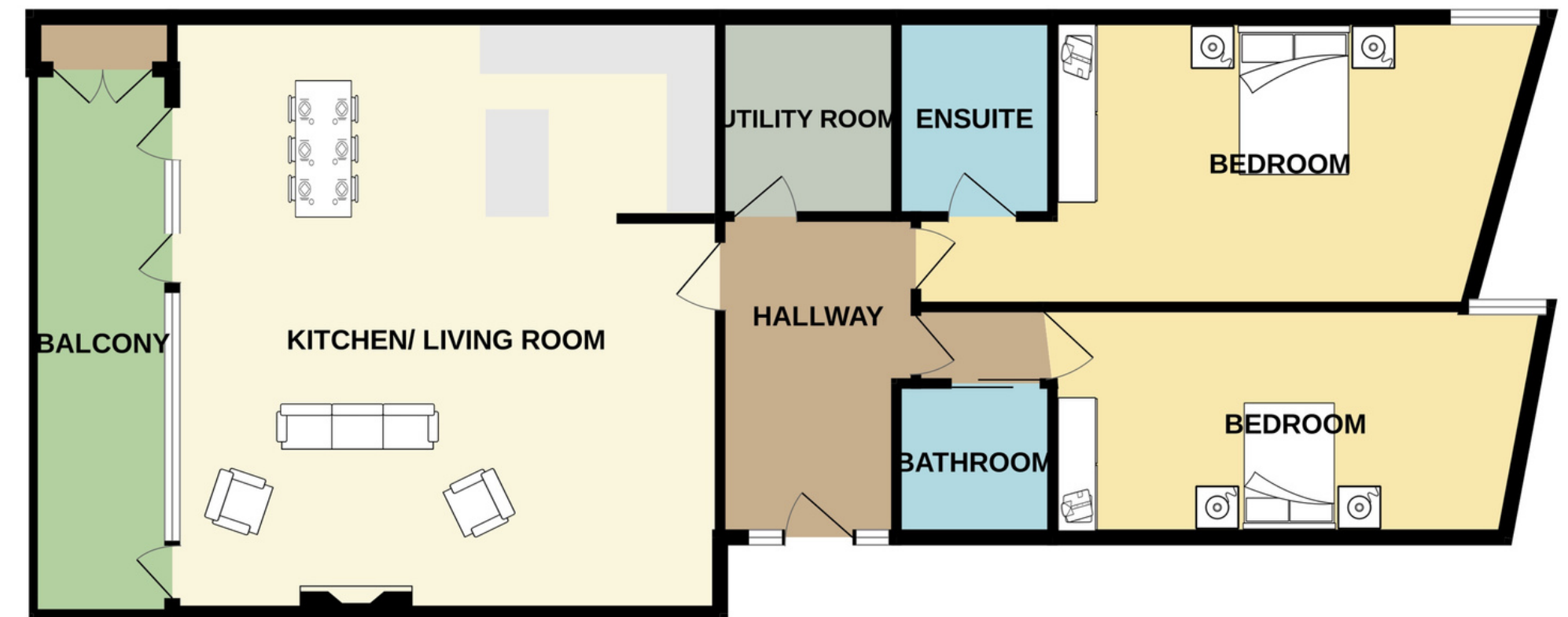


Viewing : By prior appointment

BER: B1

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93.71 kWh/m²/yr



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