

ROOMS:

Porch 2.041m x 2.517m
Hallway 3.372m x 3.3m
Kitchen 4.472m x 3.936m
Sunroom 3.416m x 4.6m
Dining room 3.285m x 4.6m
Living room 3.509m x 5.065m
Bathroom 3.936m x 2.555m
Bedroom 5 / Playroom 2.692m x 3.936m
Bedroom 4 3.587m x 4.0m
Ensuite 1.325m x 2.863m
Bedroom 3 3.886m x 3.94m
Bedroom 2 (First Floor) 5.059m x 5.348m
Bedroom 1 (First Floor) 3.948m x 2.707m
Bathroom 1.665m x 2.855m
Lounge 7.902m x 4.472m
Garage 4.847m x 3.297m
Store 2.346m x 3.297m



VIEWING: By prior appointment with sole selling agent DNG Duffy.

CONTACT:

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DNG Duffy

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For Sale By Private Treaty

"An Dion", New Golf Links Road, Blackrock, Louth

- Oil fired central heating
- Site area c.0.5 acres
- Vaulted hallway ceiling with stone feature wall
- Kitchen units with granite worktops
- Ground & first floor bedrooms
- Walking distance to Dundalk Golf Club
- Local schools all with a short drive

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"An Dion", New Golf Links Road, Blackrock, Louth

Asking Price

On Request

BER DETAILS:

BER: E2

BER No. 109229229

Energy Performance Indicator: 446.27 kWh/m²/yr

DESCRIPTION:

DNG Duffy are delighted to offer to market "An Dion", New Golf Links Road, a unique detached property set on an idyllic site overlooking Dundalk Bay and within walking distance of Blackrock village" with "only 200 metres from Dundalk Golf Club. Designed by award winning Titanic Museum architect Barrie Todd, the property was extensively re-modelled in 2007 by celebrity interior designer Gary Dobbin.

Deceptively spacious and laid out over 3 impressive levels, this striking residence was built to the highest specification and has been carefully maintained over the years. The property is quite unique yet superbly practical in its everyday use and is wonderfully appointed on its site to provide a high amount of natural light and superb privacy with mature lawns and a variety of mature trees surrounding it.

Accommodation comprises – entrance hallway with vaulted ceilings, open plan kitchen/dining room/sunroom (recently installed kitchen units), utility room, shower room, living room and 3 double bedrooms'. At first floor level – there are 2 double bedrooms family bathroom and oversized lounge.

The real surprise with this lovely home is the extensive gardens. Offering generous parking to the back, the lawn itself is surrounded by a variety of mature trees and shrubbery, hidden decking area off the dining room with barbecue area.

