



31 Castledawson  
Sion Hill, Blackrock, Co. Dublin

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## 31 Castledawson, Sion Hill, Blackrock, Co. Dublin

### Features

- Floor area approximately 61sq.m. (657sq.ft.)
- Large South Westerly terrace
- Off streetcar secure gated parking
- Bike storage facilities
- Electric Radiators
- Access from bedroom to the terrace
- Within a stone's throw of Blackrock Park and Blackrock village
- Walking Distance to the DART and Dublin Bus/ Aircoach
- Fitted carpets, curtains and kitchen appliances included in the sale
- Delightful communal grounds
- Management Fee: Approx. €2,250 p.a
- Management Company: Green Door Property Management

Enjoying a prime position within this highly regarded and much sought after gated development in the heart of Blackrock lies 31 Castledawson, a delightful ground floor apartment (measuring approximately 61sqm / 657sq.ft.) with beautiful partial sea views. Constructed c. 1992, Castledawson forms part of the Sion Hill development in Blackrock.

The well laid out accommodation briefly comprises of an entrance hallway boasting an open plan kitchen/living dining room with a sea view over Blackrock Park and Dublin Bay, a feature fireplace, two large double bedrooms-one with access to the sunny terrace, and a great sized bathroom.

To the front, the property enjoys gorgeous sea views spanning across Blackrock Park and Dublin Bay. To the rear is a large South West facing sun trap terrace overlooking the beautifully maintained communal grounds. The property is further enhanced by ample off street secured gated car parking.

The location is of unrivalled convenience being situated within this peaceful development beside the Blackrock Clinic and within a stone's throw of a whole host of amenities at Blackrock village to include a wide variety of restaurants, shops, cafes, bars and the two recently refurbished shopping centres. The DART is available at Blackrock and there are a selection of bus routes available on the Rock Road. Further amenities are available close by at Dun Laoghaire, Stillorgan and the City Centre is within striking distance. Recreational amenities in the area are plentiful with a selection of Golf, Tennis, Rugby and GAA clubs available close at hand as well as walks in Blackrock Park and indeed along the linear cycle track towards Booterstown. UCD Belfield is close by as is the Smurfit Business School on Carysfort Avenue.





## Accommodation

**Entrance Porch:** 1.10m x 0.83m (3'7" x 2'9") Beautiful entrance porch which comes through to the entrance hallway.

**Living Room:** 5.94m x 4.91m (19'6" x 16'1") Two beautiful picture windows with views towards Dublin Bay, ceiling coving, centre rose, laminate wood flooring, beautiful marble fireplace with electric fire.

**Kitchen:** 2.55m x 2.08m (8'4" x 6'10") Granite work surfaces, excellent range of built in presses and drawer units, four ring Electrolux electric hob with Turbo Air extractor fan over, stainless steel sink unit, plumbed for washing machine, Zanussi gas oven and integrated dishwasher, BEKO fridge freezer.

**Hallway:** With door to hotpress with water tank and boiler unit.

**Bedroom 1:** 4.96m x 2.47m (16'3" x 8'1") Excellent range of built in fitted wardrobes and picture window overlooking the rear terrace.

**Bedroom 2:** 3.66m x 2.79m (12' x 9'2") Laminate oak flooring, beautiful range of built in fitted wardrobes, door out to beautiful south facing sun trapped terrace.

**Bathroom:** 2.35m x 1.82m (7'9" x 6') Tiled floors, tiled walls, bath with telephone shower attachment, wall hung w.c., wash hand basin, mirrored press unit, extractor fan.

**Terrace:** 5.51m x 2.79m (18'1" x 9'2") Gated access to the rear and artificial grass.

## BER Information

BER: C1. BER No: 106712466.  
EPI: 174.95 kWh/m<sup>2</sup>/yr.

## Eircode

A94 Y8X9





## FLOOR PLAN Not to scale - for identification purpose only.

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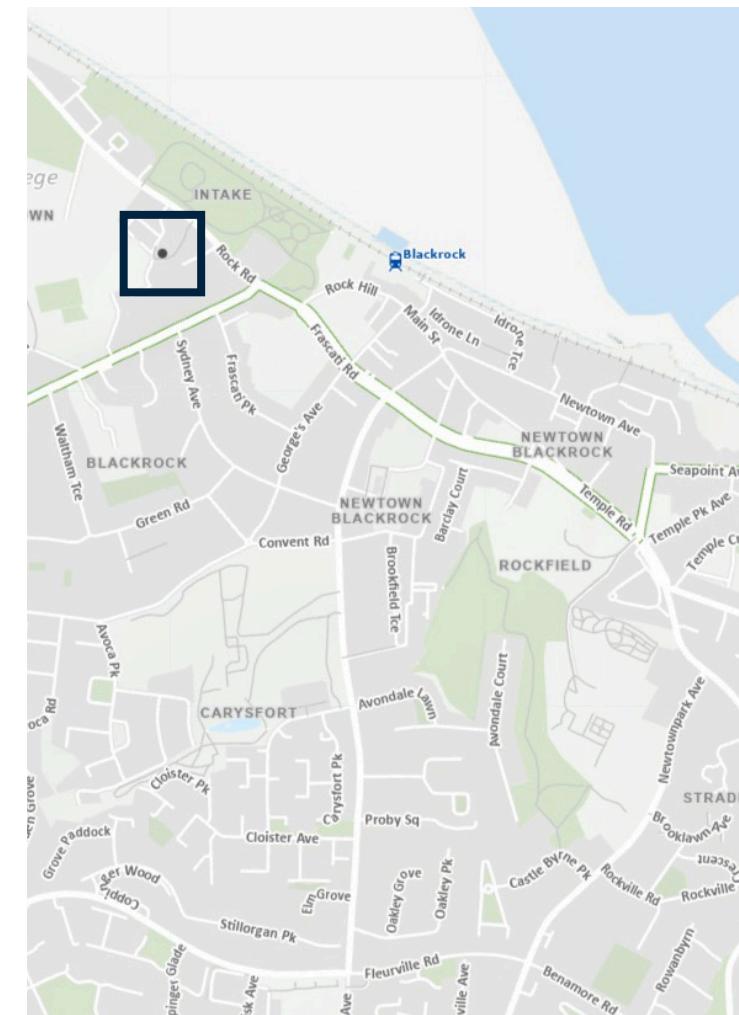
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