

For Sale

By Private Treaty

Guide Price

€720,000



‘Innisfail’, Blackrock, Co. Louth. A91 VX7E

REA

GUNNE PROPERTY

Set in the heart of the coastal village of Blackrock, boasting stunning sea views and the beach on your doorstep!

“Innisfail” is an elegant, spacious, 5 bed, family home on a mature, elevated site with stunning sea views and oozing with possibilities to create your dream home in a dream location. A mere stroll will take you to the village which strikes a lovely atmosphere with its promenade, sandy beach and an array of fabulous restaurants, shops, chic cafes & sporting activities.

A large house of this caliber in the heart of the village of Blackrock is a terrific find in, unquestionably, one of the most sought after locations in the North East

ACCOMMODATION



Bright Spacious Hall



Large Elegant Living Room



Kitchen & Breakfast Room



| Formal Dining Room



| Guest WC.



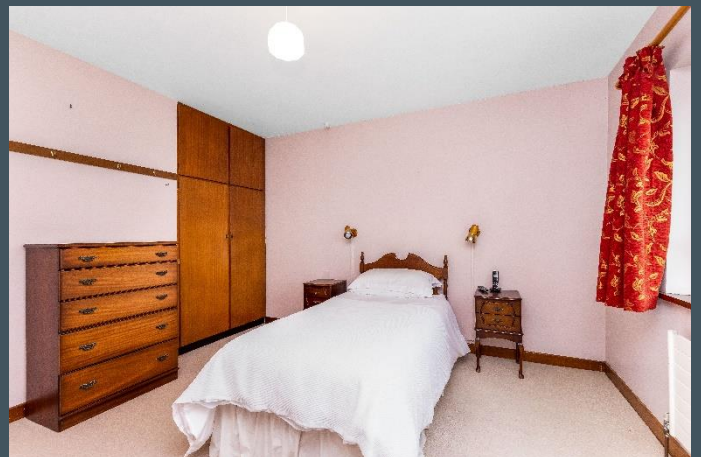
| Landing



| Bedroom 1



| Bedroom 2



| Bedroom 3



Bedroom 4



Bedroom 5 / Sunroom



175 sqm

Measurements and layout are approximate and for illustration purposes only

Accommodation Layout

This inviting, home is filled with wonderful, natural light and offers versatile accommodation comprising a welcoming entrance hall, a large elegant living room with a feature fireplace and dual aspect, having a large picture window to the front benefitting from fabulous sea views and a window to the back overlooking the garden. The kitchen and breakfast room, formal dining room with patio doors leading to a delightful back garden, study, utility room and a guest w.c. completes the ground floor living space. Going upstairs with the original, unique cast iron bannisters to the 1st floor, there are 5 good sized bedrooms, one of which is currently in use as a sunroom, creating a lovely little retreat away from the everyday hustle & bustle to savour the breathtaking sea views across the Bay by day and the twinkling of lights by night.

Oil fired central heating, double glazed windows, Detached garage. Garden to front with driveway and ample off street parking, Enclosed private garden to back with patio area.



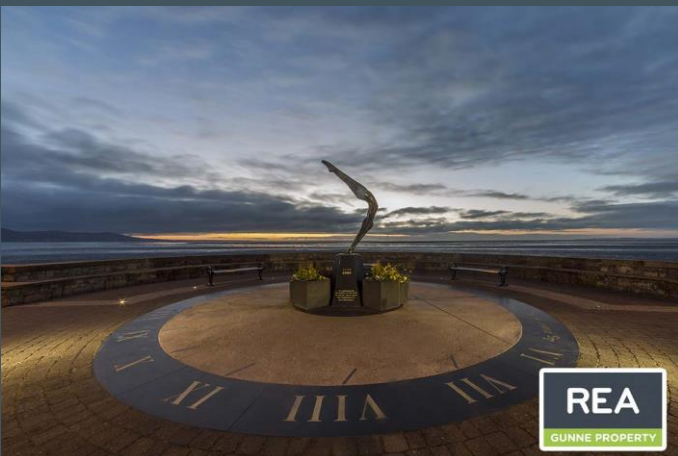
| Front Garden



| Enclosed Private Rear Garden

Location

Blackrock is a smart bustling seaside village on the shores of Dundalk Bay, unquestionably one of the most sought after locations in the North East. It strikes a lovely laid-back atmosphere with an excellent choice of amenities including national schools, childcare, great bars and restaurants, boutiques, shops, golf, football a busy athletics and fitness community and of course the beautiful sandy beach and the promenade that runs alongside it. It is easy to see just why Blackrock is so often at the top the house hunters wish list.



Selling Agents: REA Gunne Property

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VEIWINGS STRICTLY BY APPOINTMENT



CONDITIONS TO BE NOTED: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the Property to be relied on as a statement or representation of fact. 2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. 5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction.