

# For Sale

Asking Price: €550,000

Sherry  
FitzGerald



Apt 3, Seapoint Court, Temple Crescent,  
Blackrock, Co. Dublin, A94 VY56

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BER D1



## Floor Plan



Set in the highly sought-after coastal enclave of Seapoint, perfectly positioned between the charming villages of Blackrock and Monkstown, this superb two-bedroom apartment offers an exceptional opportunity to enjoy seaside living in one of South Dublin's most desirable locations.

Presented in walk-in condition, the property is filled with light with breathtaking views across Dublin Bay, taking in the unmistakable silhouette of the iconic Poolbeg Chimneys.

Bathed in natural light, the apartment enjoys a bright and welcoming atmosphere throughout.

The living room is exceptionally spacious, beautifully proportioned and designed to maximise the spectacular coastal outlook. This elegant space provides the perfect setting for both relaxing and entertaining while enjoying one of Dublin's most impressive panoramas.

The separate kitchen is well laid out with a connecting utility room and flows naturally through double doors from the living room.

Both bedrooms are generously sized and offer comfortable accommodation, with the principal bedroom benefiting from a newly refurbished modern en suite. The second bedroom provides excellent flexibility and can easily serve as a guest room, home office or additional living space depending on the needs of the new owner. A well-appointed main bathroom, also newly refurbished, completes the accommodation.

The location is simply outstanding. Seapoint is renowned for its scenic coastal walks, swimming at Seapoint Beach and its close proximity to the vibrant cafés, restaurants and boutiques of both

Blackrock and Monkstown. Excellent transport links are also within easy reach, including the nearby DART station providing swift access to Dublin City Centre and beyond.

Combining stunning sea views, impeccable presentation and an enviable coastal address, this exceptional apartment offers a rare opportunity to acquire a turnkey home in one of Dublin's most picturesque waterfront settings.

### SPECIAL FEATURES

- Walk in condition 2 bedroom apartment.
- Stunning sea views.
- A short stroll to Seapoint bathing spot.
- Minutes walk to Seapoint Dart station.
- Close to Blackrock village.
- Service Charge €1,900 approx.

**ACCOMMODATION**

Floor Area: 72sq.m. / 775sq.ft. approx.

**Entrance Hall** Bright open entrance with laminate wood flooring, storage cupboard with shelving.

**Living Room** Large dual aspect living room with laminate wood flooring, large picture window with sea views, marble fireplace, large alcoves, double doors leading to kitchen.

**Kitchen** Spacious separate kitchen with floor and wall hung units, tiled flooring, integrated Zanussi oven with 4 ring hob, extractor fan, Stainless steel sink, dining area with large window and sea views.

**Utility Room** Built in storage for washing machine, window, hot press.

**Bedroom 1** Double bedroom with laminate wood flooring, large south facing picture window, built in wardrobes. En suite bathroom.

**En suite** Modern newly refurbished shower room, floor to ceiling tiles, walk in waterfall shower, bath, window for natural light and ventilation, Wash hand basin, WC.

**Bedroom 2** Bright double bedroom with large South facing window, wood flooring.

**Bathroom** Modern bathroom with floor and wall tiles, wash hand basin, bath with shower, WC, storage cabinet with mirror.

**GARDEN**

The development benefits from well-maintained communal grounds, there is a mature shrubbery and plants as well as a small lawned area. Within the complex is residents parking with a provision for one spot per resident.

**BER**

BER D1, BER No. 112403563

Energy Performance Indicator: 237.97 kWh/m<sup>2</sup>/yr



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