



21 The Newman, The Court,  
Killiney, Co. Dublin, A96 DW08

BER B2





## FOR SALE BY PRIVATE TREATY

One of the Courts brightest interior designed luxury apartments set out in south Dublin's most upmarket development in Killiney Bay with panoramic views over the entire bay area from Sorrento terrace to Bray. This superior property is a rare and exclusive find within one of Dublin's best managed complexes with extensive grounds and landscaping with probably one of the best locations within the development to capture the views of what is often compared to the Italian Riviera. The location was formally the Killiney Court Hotel and the original restored villa still stands centre of complex built by Sir Thomas Deane in 1865, architect for the Royal College of Surgeons.

This property is accessed from main door to block as well as from car parking level internally. The main entrance hall is bright and spacious and leads to a large bright open plan living area with feature modern kitchen and dining area overlooking floor to ceiling glass feature to capture the views and accessing a large front balcony. There are two large double bedrooms to the rear with access to a rear balcony and each with their own ensuite bathroom, and the second bathroom has its own separate hallway access which can be used as guest wc.

This is one of Dublin's most established and upmarket locations adjacent to Killiney beach with direct access from the development and the DART station at Killiney is just located opposite the front entrance to the development allowing easy access to all of south Dublin's nicest villages on the way to the city centre. Dalkey village with its thriving mix of shops and restaurants and Killiney are also nearby as is Dun Laoghaire village and harbour with every possible leisure and recreational facility including the Peoples Park and Pier area.

## FEATURES INCLUDE

- Bright spacious accommodation 130 Sq.M /1,400 Sq.Ft. (excluding balconies)
- Panoramic views overlooking bay
- 24/7 Concierge Gated Complex
- Extensive landscaped grounds in the complex
- Gas fired central heating
- High standard of fixtures and fittings throughout
- Feature high ceilings
- Double glazed windows
- Separate storage lock up room in basement car park
- Direct access to DART at front gate
- Beach access at front gate
- Private secure parking underground and surface area to front





## ACCOMMODATION

**Entrance hall:** 3.7m x 2.5m

with marble floor, recessed lighting, glass panelled door to:

**Open Plan Living/Dining/Kitchen:** 8.6m x 7m overall.

**Living/Dining Room:**

with feature fireplace with granite surround, raised hearth and fitted gas fire, recessed lighting.

**Balcony:** 8.6m x 2.2m

**Kitchen:** 3.8m x 3.4m

with extensive range of built in kitchen units and walnut worktops, integrated fridge/freezer, Miele double oven, Miele microwave, Neff 6 ring gas hob, Neff stainless steel extractor fan, splashback, Neff dishwasher, Miele wine cooler, breakfast bar, stainless steel sink unit, tiled floor, recessed lighting, open shelving with lighting under .

**Utility Room:** 2.8m x 1.4m

with part granite tiled wall and floor tiles, built in storage shelving, built in cupboard with washing machine and dryer, heating boiler.

**Master Bedroom:** 5.1m x 3.9m

with an extensive range of built in wardrobes, door to rear balcony area, wired for TV, door to

**Ensuite bathroom:** 3m x 2.8m

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:** 4.3m x 3.2m

with built in wardrobes, door to rear balcony, sliding door to ensuite shower room with white suite comprising wash hand basin and concealed cistern, glass door to fully tiled shower with Grohe sanitary ware, tiled walls and floor, shaver socket, heated towel rail, recessed lighting.



## OUTSIDE

Open communal landscaped grounds, well stocked with mature planting and pleasant gravelled pathways.

Parking. Designated car parking with additional surface parking to front.

Designated basement lock up store in underground car park.

Management Service Charges €5,100 per annum approx.

## BER

BER B2

BER No. 101771425

Energy Performance Indicator 101.5 kWh/m<sup>2</sup>/yr

## CONTACT

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Viewing by prior appointment.





FLOOR PLANS



FLOOR PLANS





**Morrison**  
ESTATE AGENTS

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