



2 Castledawson, Sion Hill

Blackrock, Co. Dublin

Lisney | Sotheby's  
INTERNATIONAL REALTY





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

### Features

- Stunning views over Blackrock Park and Dublin Bay
- Large South Westerly terrace
- Own private entrance / hall door
- Off street car secure gated parking
- Large secure storage room
- Access from bedroom via patio doors to the terrace
- Within a stones 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. €2,200 p.a

Enjoying a prime position within this highly regarded and sought after gated development in the heart of Blackrock lies 2 Castledawson, an own hall door, delightful dual aspect first floor apartment (measuring approximately 63sqm / 678sq.ft.) with beautiful sea views. Constructed c. 1992, Castledawson forms part of the Sion Hill development in Blackrock enjoying the very best position at the front of the complex to avail of the commanding views over Blackrock Park, Dublin Bay and Howth Head.

The well laid out and spacious accommodation briefly comprises of an entrance hallway boasting a study area with a sea view being a perfect place to work from home, two large double bedrooms both with access onto the sunny terrace, a great sized bathroom, a well fitted kitchen and the jewel in the crown - a very spacious dual aspect living / dining room with feature open fireplace and stunning views over Blackrock Park, Dublin Bay and Howth Head.

To the front, the property enjoys gorgeous sea views spanning across Blackrock Park and Dublin Bay and towards the City Centre. To the rear is a large South West facing sun trap balcony overlooking the beautifully maintained communal grounds. The property is further enhanced by ample off street car secure gated parking and a large private secure storage room right next to the apartment's front door which could be used as a utility room.

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 centers. 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. University College Dublin Belfield is close by as is the Smurfit Business School on Carysfort Avenue.



## Accommodation

**Office Area:** 2.2m x 1.3 (7'3" x 1.3) With sea views

**Entrance Hall:** 5.2m x 0.8m (17'1" x 2'7")

**Family bathroom:** 2.4m x 1.9m (7'10" x 6'3") With tiled floors, part tiled walls, extractor fan, bidet, w.c, corner bath with shower attachment, whb, Dimplex wall mounted heater and wall mounted mirror

**Master Bedroom:** 3.42m x 3.3m (11'3" x 10'10") With built in wardrobes and door out on to the terrace

**Balcony / Terrace:** 6.3m x 1.4m (20'8" x 4'7") South West facing with a lovely quiet outlook over the communal grounds

**Bedroom 2:** 3.7m x 2.5m (12'2" x 8'2") With built in wardrobe, picture window and patio door out on to the terrace

**Living Room:** 5.2m x 6.0m (17'1" x 19'8") Dual aspect room with beautiful views over Blackrock Park and out to Dublin Bay, open fireplace with marble surround and feature ornate corning and archway leading through to the kitchen

**Kitchen:** 1.86m x 2.54m (6'1" x 8'4") With tiled floors, tiled splashback, wall and floor units, fridge/freezer, integrated oven with integrated four ring electric hob, washing machine, double stainless steel sink.

**Storage room:** 3.3m x 2.1m (10'10" x 6'11") With plenty of storage space and shelving. Potential to use as a utility room.

## Management Company

Green Door Management Company

Fee: Approx. €2,200 p.a

## BER Information

BER: C3. BER No: 104530332

EPI: 218.06 kWh/m<sup>2</sup>/yr.

## Eircode

A94Y237





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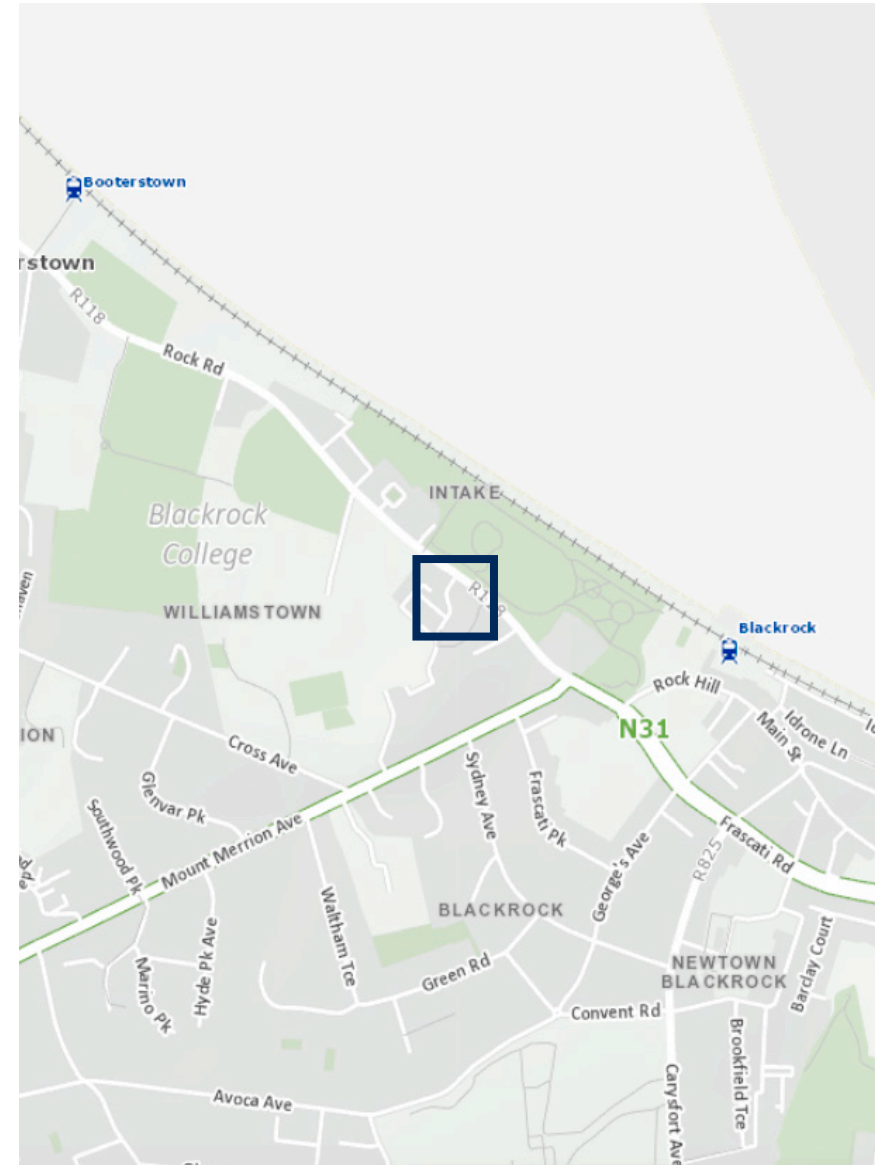
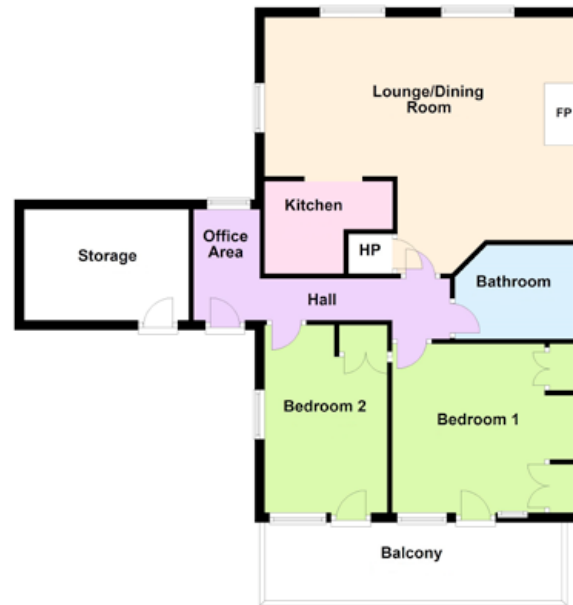
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FLOOR PLAN Not to scale - for identification purpose only.



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