

23 THE COURT, KILLINEY BAY  
Station Road, Killiney, Co. Dublin.



Stunning 2 Bedroom Waterfront Apartment

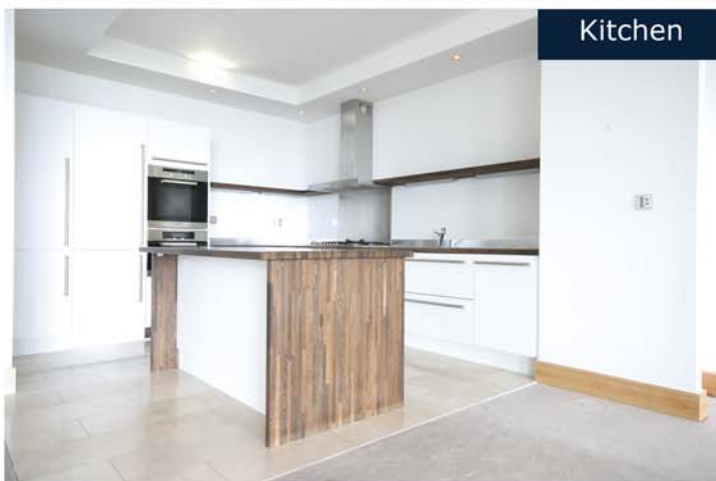
BER B1

Very large first floor apartment in superior quality development beside the DART station.





Living/Dining Room



Kitchen



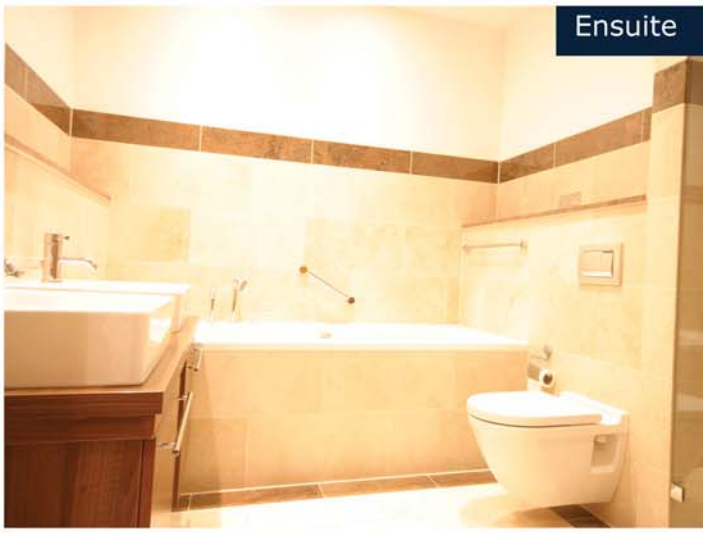
Bedroom 2

## THE PROPERTY

23 The Court, Killiney Bay, is a large two bedroom apartment of superior quality built in the last decade in a spectacular location with stunning views of Killiney Bay. High ceilings maximise the natural light which pours through the floor-to-ceiling windows. Balconies allow access to the view from all main living spaces.

Apartment No. 23 is on the first floor of the Newman building. It is a large dual aspect apartment with a floor area of 127 sq.m / 1,367 sq.ft. which has a large sun balcony with great views over Dublin Bay. Each room is wired to accommodate centralised sound system. For maximum privacy and security, each apartment shares a hallway with just one other. The oak doors, cornices and stone floor in the hallway set the standard of quality that prevails within each apartment. Concierge /security building at the front entrance, provides additional security. Each apartment has secure elevator access to an underground car park. The gas-fired central heating is also centrally controlled, so you can set the scene in every room from wherever you are.

The thriving village of Dalkey, home to a variety of gourmet restaurants as well as every practical shop you could need, is just down the road. A little further on, Dún Laoghaire adds full-scale shopping centres, a multiplex cinema and the promenade and pier. Leisure activities range from the easy stroll along the beach or a round of golf in the Killiney Golf Club, to paragliding off Killiney Hill or scuba diving in the Bay. For city life, the centre of Dublin is just twelve miles away and with a DART station at a stone's throw, you will not need to take the car. Despite its tranquillity, Killiney is well served by transport links, with the rail line running along the coast. The renovate N11 opens to the South East a few minutes away.



Ensuite



Balcony

## FEATURES

- Simple, generous, flowing interiors maximizing views of Killiney Bay and surrounding gardens
- Large sun balcony
- High ceilings to create airy interiors full of natural light
- High quality front door and internal oak finished doors
- High quality bathroom suites with heated stone floors
- Kitchens are solid timber frame
- Kitchen floors fitted with natural stone tiles
- Landscaped communal gardens
- Special home automation features for lighting and sound allowing total flexibility in each room
- Thermostatically controlled gas fired radiator central heating system
- High quality fireplaces fitted with gas fire
- Wardrobes of high quality
- Down lighters fitted throughout
- Audio Visual intercom system
- Underground carpark
- Storage units in basement



Hallway

## ACCOMMODATION SCHEDULE

Total Size: c.130 sq.m./1,400 sq. ft.

**Entrance Hall:** 2.90m x 3.60m

With utility room.

**Kitchen/Dining Area:** 3.64m x 7.85mm

Kitchen with full range of presses and built-in appliances. Access to large balcony with spectacular sea views.

**Living Area:** 4.93m x 7.85m. Features gas fireplace.

**Bedroom 1:** 3.95m x 4.23m

Large en-suite and built in wardrobes.

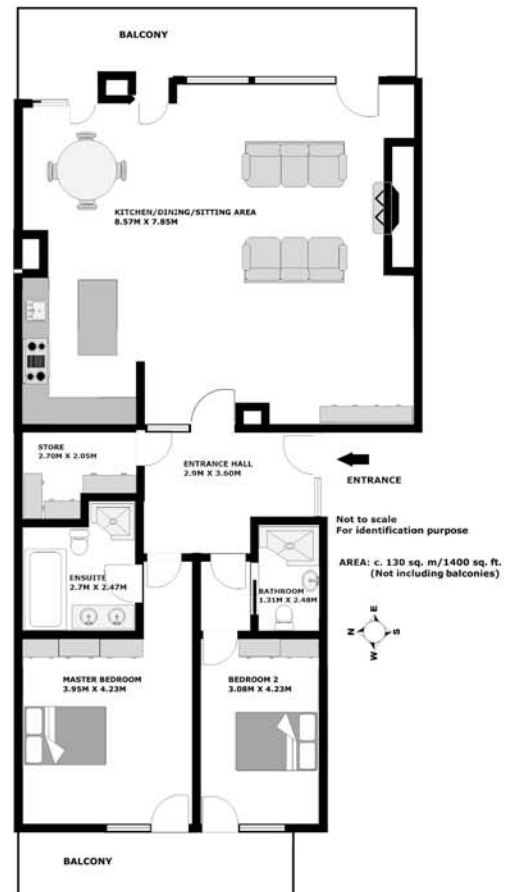
**Bedroom 2:** 3.08m x 4.23m

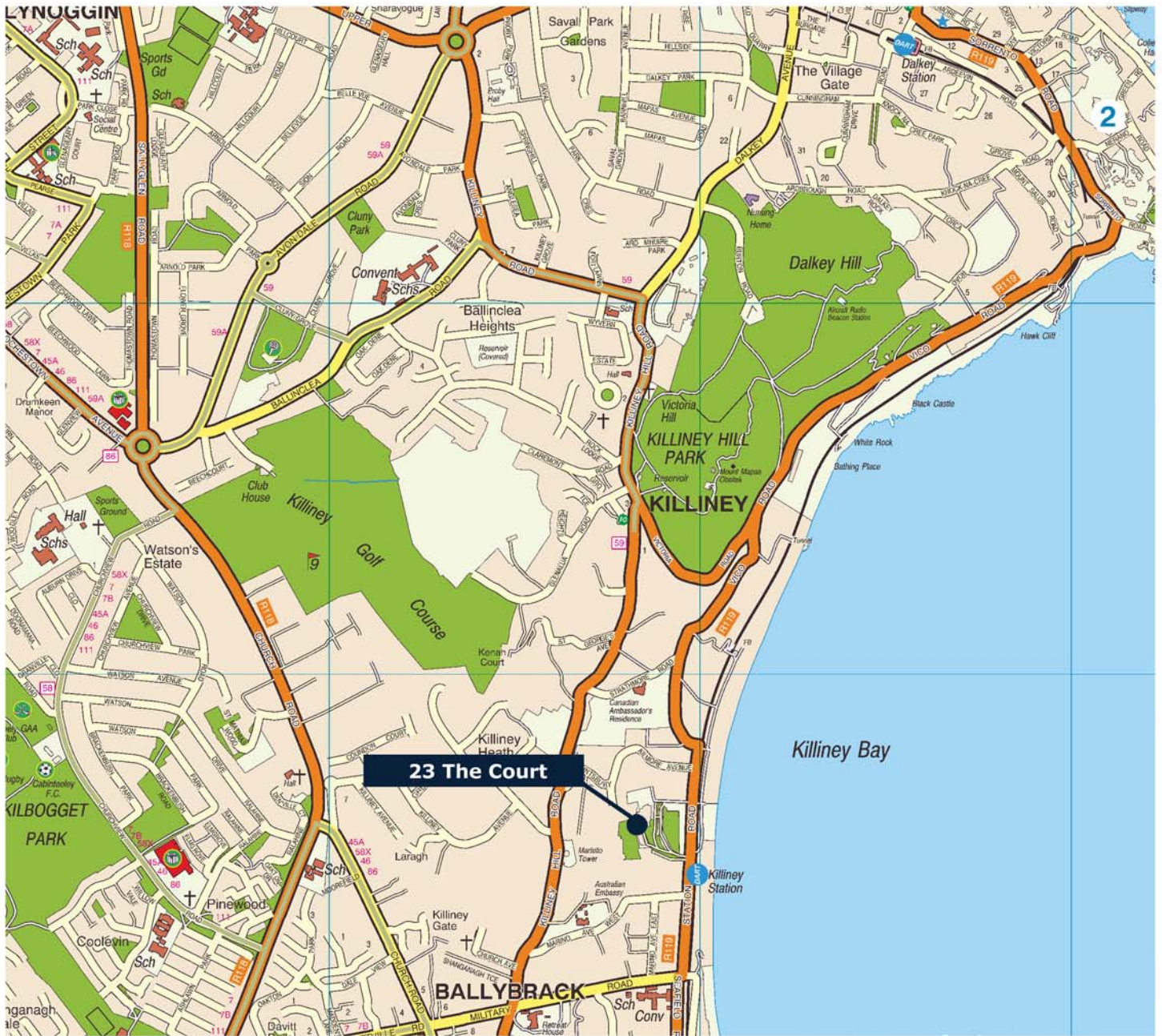
Built in wardrobes.

**Bathroom:** 1.31m x 2.48m

with quality sanitary ware

## Floor Plans





ORDNANCE SURVEY LICENCE NO. AU0009510 ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND

## LOCATION MAP

### TERMS:

For Sale by Private Treaty

### VIEWING:

Strictly by appointment.

### BER Details:

BER B1

BER No. 102026440

Energy Performance Indicator:

90.97 kWh/m<sup>2</sup>/yr

### JOINT SELLING AGENTS:


**KELLY WALSH**  
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01.664.5500

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