



KELLY WALSH

property advisors & agents

for sale by private treaty

27 The Court, Killiney Bay,
Station Road, Killiney,
Co. Dublin

RESIDENTIAL PROPERTY



BER B3

- Great opportunity to acquire a very large 1st floor 2 bedroom apartment in superior quality development with views over Killiney Bay.
- The apartment extends to a total of 118 sq. m. (1,269 sq. ft.)
- Designated secure underground car parking.
- Well maintained development set within a minutes' walk of Dalkey Village.



Location Map Reference Only



Entrance Hall



Living Area



Bathroom

DESCRIPTION

27 The Court, Killiney Bay, is a large two bedroom corner apartment of superior quality in a spectacular location with stunning views over Killiney Bay. High ceilings maximise the natural light which pours through the floor-to-ceiling windows.

Apartment no. 27 is a large 1st floor dual aspect apartment with a floor area of 118 sq.m. / 1,269 sq.ft. which has a large balcony providing fine sea views over Dublin Bay. Each room is wired to accommodate a centralised sound system. For maximum privacy, 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. The concierge 1 security building at the front entrance, is manned 24 hours a day for added comfort. Each apartment has secure elevator access to an underground car park. The lighting offers maximum flexibility, with different mood settings, down lighters and multiple switches.

The gas-fired central heating is also centrally controlled, so you can set the scene in every room 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, Dun Laoghaire caters for all needs with 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 9km away and with a DART station a stone's throw away, 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 N11 opens to the South East a few minutes away.

No. 27 comprises entrance hall, very large living room, dining area and fitted kitchen, two double bedrooms, ensuite and bathroom.



Aerial view reference only



The Court, Killiney Bay



Kitchen



Killiney Dart Station

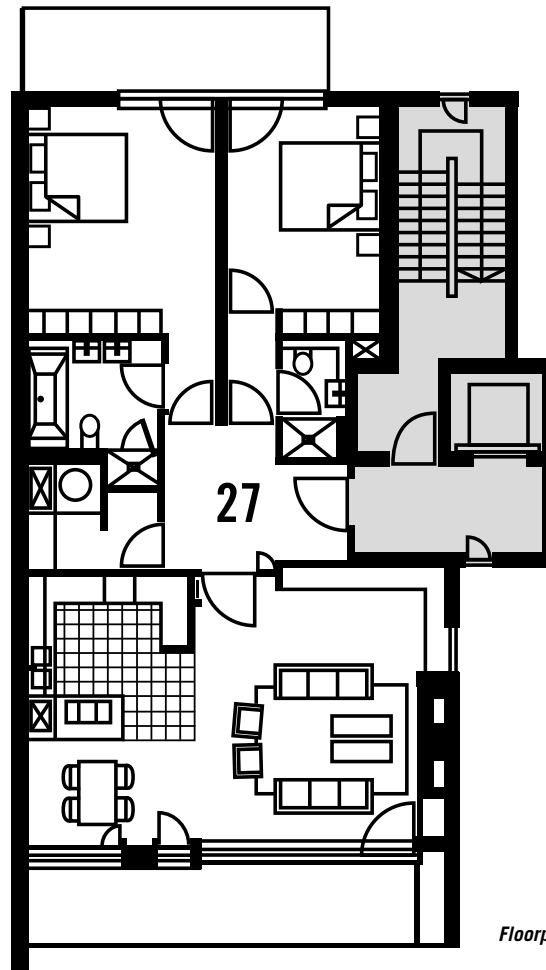


Dublin Bus

FEATURES

- Simple, generous, flowing interiors maximising views of Killiney Bay and surrounding gardens
- Two large sun balconies
- 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
- 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

FLOORPLAN



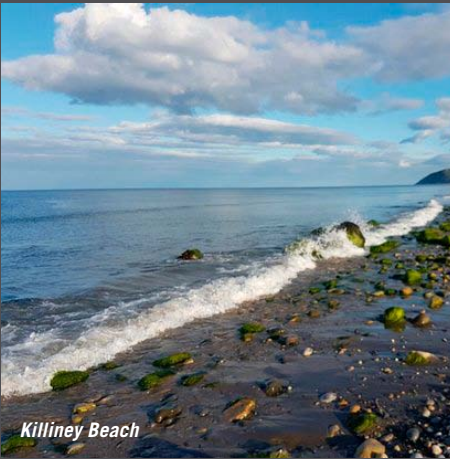
Floorplan reference only



Views from Killiney Hill



Killiney Hill



Killiney Beach

MEASUREMENTS

Below are the measurements to accompany the floorplan on the previous page:

AREA	m	m	sq.m	sq.ft
Master Bedroom	4.22	3.92	16.53	177.97
Master En suite	2.76	2.46	6.78	72.95
Main Hall	3.69	3.00	11.09	119.36
Bedroom 2	4.23	3.11	13.12	141.20
Ensuite #2	1.33	2.49	3.32	35.70
Hall#2	1.00	2.30	2.30	24.76
Hall #3	1.02	2.51	2.57	27.67
Utility Room	2.20	2.80	5.00	53.82
Living/Kitchen Area	6.14	5.61	57.15	615.15
TOTAL	26.60	28.18	118	1,269

BER

BER: B3.
Certificate available upon request.

VIEWING

Strictly by appointment with sole selling agent.

PRICE

On application.

CONTACT

For more information and inspection, please contact **Bryan Molloy** at Kelly Walsh Property Advisors & Agents on 01 6645500 or email bryan@kellywalsh.ie



Views of Killiney Bay from The Court



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