

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

RESIDENTIAL PROPERTY



BER B3

- Great opportunity to acquire a very large 2nd 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

DESCRIPTION

26 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. 26 is a large 2nd floor dual aspect apartment with a floor area of 118 sq.m. / 1,269 sq.ft. Each room is wired to accommodate a centralised sound system. The oak doors, cornices and stone floor in the hallway set the standard of quality that prevails within each apartment.

The concierge / 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 and private access to the beach. The lighting offers maximum flexibility, with different mood settings, downlighters and multiple switches. The gas-fired central heating is also centrally controlled, so you can set the scene in every room wherever you are.

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LOCATION

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 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. 26 comprises entrance hall, very large living room, dining area and fitted kitchen, two double bedrooms, ensuite and bathroom.



Entrance Hall



Kitchen/Dining Area



Living Room



Bathroom



Aerial view reference only



The Court, Killiney Bay



View from Kitchen



Killiney Dart Station

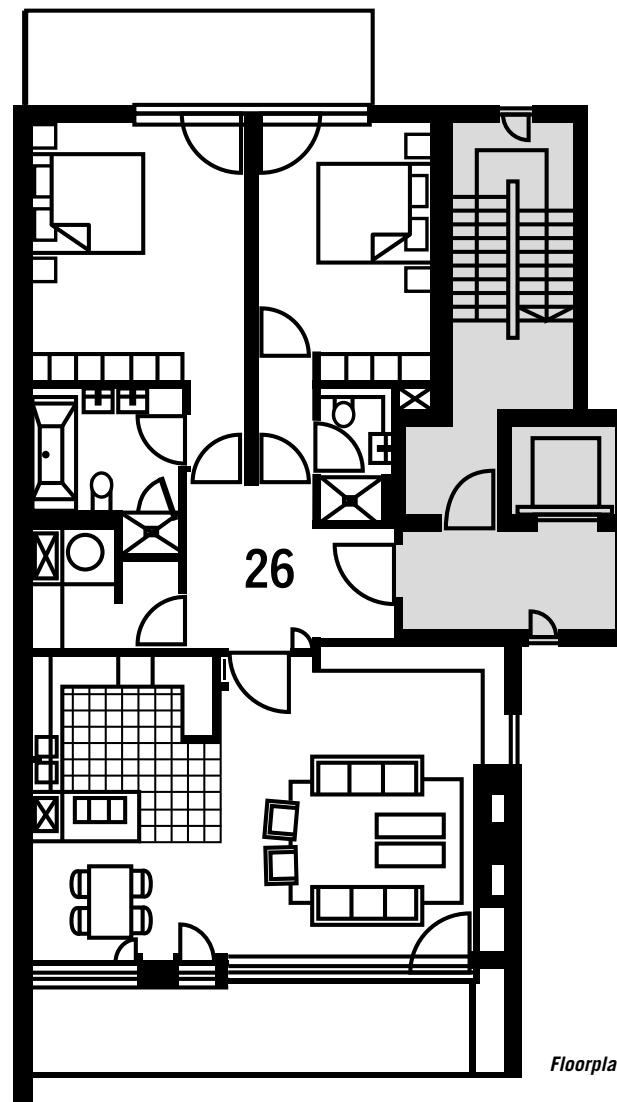


Dublin Bus

FEATURES

- 24hr Concierge/Security
- Large storage unit in basement
- High ceilings to create airy interiors full of natural light
- High quality bathroom suites with heated stone floors
- Kitchen floors fitted with natural stone tiles
- Special home automation features for lighting and sound allowing total flexibility in each room
- Down lighters fitted throughout
- Audio visual intercom system
- Underground carpark
- Located beside Killiney Dart station

FLOORPLAN



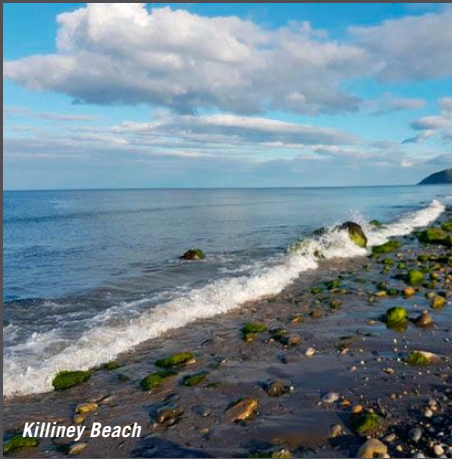
Floorplan reference only



Views from Killiney Hill



Killiney Hill



Killiney Beach

MEASUREMENTS

Below are the approximate 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.

PRICE

€650,000

VIEWING

Strictly by appointment with sole selling agent.

CONTACT

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



Views of Killiney Bay from The Court



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