



LISADELL

BLACKROCK, DUNDALK, CO LOUTH





LISADELL

TUITES LANE, OLD GOLF LINKS ROAD, BLACKROCK, DUNDALK, CO LOUTH A91 F865

Blackrock 1.4 km, Dundalk 4 km, M1 (Junction 16) 4km, Drogheda 34 km, Dublin Airport 72 km, M50 73 km, Belfast 92 km
(all distances approximate)



A contemporary bright
home on a mature site in
a quiet location beside
Dundalk Golf Club

ACCOMMODATION

Entrance hall • Sitting room • Kitchen/dining/living room • Office • Laundry
Master bedroom suite • 3 further bedrooms

Gardens & Grounds

Electric gates • Tarmac driveway • Exterior lighting • Terrace
Landscaped and manicured gardens

In total about 0.25 hectare / 0.60 acre

For sale by Private Treaty

Savills Country

33 Molesworth Street
Dublin 2 D02 CP04
Email: country@savills.ie
PSRA Licence 002223

+353 (0) 1 618 1300





LOCATION

Blackrock is a popular seafront residential area, nestled on the shoreline of Dundalk Bay, with a host of eateries, shops, and pleasant walks along its promenade.

Dundalk (4 km), the county town of Louth, offers an abundance of services, amenities, and shopping nearby. The charming town hugs the banks of the Castletown River which flows into Dundalk Bay. Blackrock is a popular seafront residential area, nestled on the shoreline of Dundalk Bay, with a host of eateries, shops, and pleasant walks along its promenade. Drogheda (34 km), which is Ireland's largest town, provides a wide range of shops, culture, and professional services.

The surrounding area offers a wide variety of quality sporting and recreational activities. For racegoers, Dundalk Stadium (7.5 km) is Ireland's only all-weather horse and greyhound racetrack. There is no shortage of golf courses nearby with Dundalk Golf Club next door and Greenore and Ardee clubs within an easy drive. County Louth Golf Club is a spectacular links and championship course in Baltray (33 km) which hosted the Irish Open in 2004 and 2009.

There are good choices locally for primary schools. For secondary education, there are excellent secondary schools in Dundalk including Gaelscoil Dhun Dealgan and also the Dundalk Grammar School, which offers both day and full-time boarding. Dundalk Institute of Technology is a top-performing third-level centre of education which serves the North Leinster-South Ulster region.

There are good transport links nearby including M1 motorway (Junction 16) which is only 4 km from the property which connects Dublin to Belfast. The M50 is 73 km distant, and Dublin Airport (72 km) is easily accessible via the M1. There is an excellent Dublin to Belfast express train service with a station in Dundalk (4 km) and a daily public and private bus services to Drogheda and Dublin City, the airport as well as to many 3rd level locations in Dublin.

SUMMARY

Lisadell is a contemporary 4 bedroom home located in a most desirable and prime location off the Old Golf Links Road and bordering the Dundalk Golf Club. Built on a mature and private site, the property was originally constructed in c.1972 and completely renovated and extended in 2003/2004 with design works by Niall Henry of the award-winning Dublin Design Studio. Internally the space offers luxurious and exceptional accommodation for modern day living, ideal for both entertaining and family life, and extends to about 2,830 sq ft / 263 sq m in total.

A private electric gated entrance approaches a sweeping tarmac driveway, flanked with exterior lighting, which leads up to the front of the house where there is ample parking.

The front door opens into an impressive entrance hall, a bright and inviting space which immediately opens into a sitting room on the right which is a versatile space for the family to enjoy. The hallway continues and flows into a wonderful kitchen/dining/living room with an exceptional vaulted ceiling. A feature is the Bulthaup designed kitchen with fully integrated appliances including an AGA.

Off the main hallway is a separate connecting hallway that offers access to a luxurious family bathroom featuring a jacuzzi bath. The impressive proportions are continued to the principal master bedroom which includes an ensuite, fitted wardrobes and floor to ceiling looking out to the terrace and gardens.

There are three further bedrooms (two with ensembles), an office/study and a laundry room accessed along this hallway.

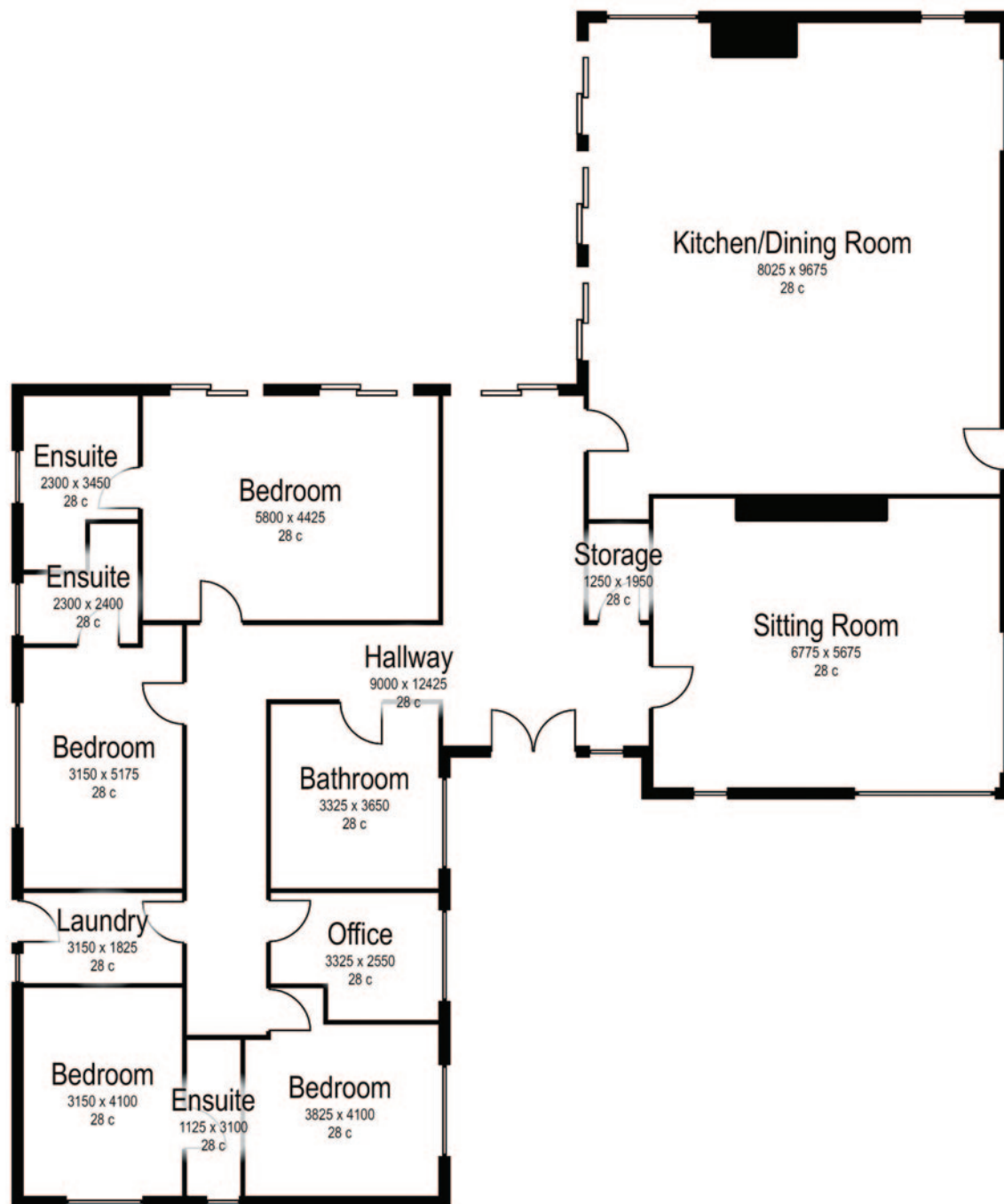
OUTBUILDING

To the side of the house is a useful storage shed.

GARDENS & GROUNDS

The private and extensive landscaped garden grounds are a particular feature of the property. Enclosed by beech hedging, the grounds are predominantly laid to lawn, interspersed with shrubs, flowering plants and mature trees. There is a terrace outside which is ideal suited for entertaining, relaxation and summer dining. There is potential for an additional site on the grounds (S.P.P), further information on request from the selling agents. The grounds extend to about 0.25 hectare / 0.60 acres in total.





LISADELL

Internal - 263m²

External - 283m²

Overall - 19.30m x 23.11m



GENERAL REMARKS

Viewings

Strictly by appointment with Savills Country Agency.

Eircode

A91 F865

BER

B3 BER Number: TBC

Fixtures & Fittings

All fixtures and fittings are excluded from the sale including garden statuary, light fittings, and other removable fittings, although some items may be available by separate negotiation.

Services

Oil-fired central heating, mains water, mains sewerage, mains electricity and fibre broadband.

Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

Entry & Possession

Entry is by agreement with vacant possession.

Offers

Offers may be submitted to the selling agents, Savills, 33 Molesworth Street, Dublin 2.
Email address: country@savills.ie.

Best Offers Date

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

STIPULATIONS

Wayleaves and Rights of Access

The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photographs taken in 2021 and brochure prepared in July 2022.

