

FOR SALE
BY PRIVATE TREATY



Apartment 105 | Block C2 | Belgrove Park |
Mount Prospect Lawns | Clontarf, D03 DC63



Apartment 105, Block C2 Belgrove Park,
Mount Prospect Lawns, Clontarf, D03 DC63

BER: C1 GIA: c. 75m²

Location wise, Clontarf has much to offer, as well as rich local and National history. Its close proximity to the City Centre mixed with its leisurely and relaxed coastal atmosphere offers a wonderful balance that would be hard to beat. There are lovely local walks along the seafront promenade, Dollymount Strand or out to Bull Island, then in around 5 minutes you can be in Dublin City via DART. There are also a number of bus routes that serve the area and road networks are easily accessed. The area boasts a number of amenities to include supermarket, local shops, cafes, restaurants, medical surgeries and schools, both at primary & secondary level. There are a number of local sports clubs to include GAA, Soccer, Tennis, Rugby & Cricket, as well as The Royal Dublin & St. Anne's Golf Clubs. The beautiful St. Anne's Park is on the doorstep and for nautical enthusiasts there is Clontarf Yacht & Boat Club.

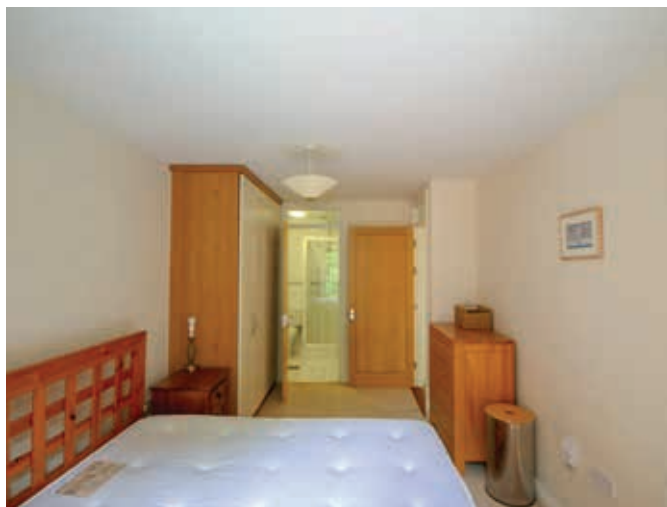
The property itself offers spacious, well laid out accommodation throughout with the living accommodation and bedrooms separated by a long hallway. Upon entering the apartment a smaller hallway leads off to the right to the spacious and bright living room, which boasts a West facing balcony.

This generously sized two bedroom apartment comes with two parking spaces and is positioned on the second floor of Block C2 in Belgrove Park; a highly desirable address in the affluent coastal suburb of Clontarf on the North Side of Dublin. The property is set amidst well-maintained mature grounds behind a secure gated entrance and boasts a dual aspect with two balconies; one West facing off the living room and a spacious East facing adjoining balcony off the two bedrooms.



The semi-open plan kitchen sits just off the living room and is fitted with Cherrywood shaker style units and tiled flooring. There are two storage cupboards in the hallway and the two bedrooms are situated at the end of the main hallway facing onto the rear of the complex grounds. Both bedrooms have fitted wardrobes and access to the large adjoining balcony, which is not overlooked by other properties. There is a further built-in storage cupboard in the second bedroom and the master bedroom benefits from an ensuite shower room. The main bathroom has a bath with an overhead shower.

To discuss and arrange a viewing appointment contact Paul Tobin Estate Agents on 01 902 0092.



FEATURES

- Dual aspect West to the rear and East to the front
- 2 balconies (one off living room and two bedrooms have an adjoining balcony)
- 2 designated parking spaces in secure underground Carpark
- Gas fired central heating with thermostatic valves on all radiators
- Lift access (step free access from complex grounds to the apartment)
- Spacious accommodation
- 2 double bedrooms with adjoining balcony
- Well maintained grounds & communal areas
- Secure gated development
- Highly desirable location
- Close to DART & bus routes
- Coastal location
- Close to local amenities

ACCOMMODATION

Hallway (8.04 x 0.98)

Carpet, skirting, ceiling lighting, intercom entry phone, radiator, two storage cupboards (small hallway to living room 1.08 x 2.10)

Living room (5.43 x 3.4 / 6.1 longest width at kitchen)

Carpet, skirting, 2 ceiling lights, built-in storage, access to balcony, radiator.

Balcony (1.3 x 3.4) –

West facing with decked flooring

Kitchen (4.44 x 1.59)

Situated off living room, tiled floor, tiled backsplashes, Cherrywood Shaker style fitted wall & base units, stainless steel sink & drainer, integrated fridge / freezer, electric hob, extractor hood, integrated electric oven, washing machine, dishwasher, ceiling light fitting.

Bathroom (1.55 x 1.67 at bath / 1.02 shortest width)

Fully tiled, bath with overhead shower, WC, basin.

Master bedroom (4.52 x 2.8)

Carpet, skirting, radiator, ceiling lighting, fitted wardrobe, door to balcony, door to ensuite.

Ensuite (1.45 x 1.7)

Fully tiled, WC, wash basin, radiator, shower unit.

Bedroom 2 (4.2 x 2.87)

Carpet, skirting, ceiling light fitting, radiator, fitted wardrobe, built-in cupboard, door to balcony with side window.

Adjoining balcony (7.43 x 1.3)

East facing with decked flooring

Carpark

2 designated parking spaces



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