



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Negotiator:
David Tobin
PSL 002049



74 Churchwell Drive Belmayne, Balgriffin, Dublin 13

c. 829 sq. ft / 77 m²



74 Churchwell Drive Belmayne, Balgriffin, Dublin 13

DNG are delighted to represent the sale of Apt. 74 Churchwell Drive, Belmayne, a very well maintained 2 bedroom top floor apartment.

The property is presented in excellent decorative order and boasts a very large main bedroom with en suite and built in sliderobes. There is a comfortable kitchen/dining/living room with double doors to a sunny balcony stretching right around the apartment

The accommodation extends to c. 829 sq. ft. and comprises entrance hallway with storage room off, an open plan kitchen/dining/living room with balcony off, 2 bedrooms (master en suite) and a bathroom.

Located just off the R139 adjacent to Northern Cross at the Clarehall roundabout beside a host of amenities such as Clarehall S.C., churches, schools, Father Collins Park and Dublin bus services to the city centre. Clongriffin DART station can be accessed by foot. Also within a short drive of the M50 Motorway, M1 Motorway and Dublin Airport.

Accommodatio

Entrance Hallway - 6.8m x 1.0m

Laminate wooden floor, storage room and hot pressoff.

Living/Dining Room - 7.6m x 5.5m

Open plan living/dining room, laminate ooden floor throughout, full length windows, opening to wrap around balcony, ample living space.

Kitchen Area -

Laminate wooden floor, white wall and base units, mosaic style tiling

Bedroom 1 - 4.0m x 3.2m

Laminate wooden floor, built in wardrobe, floor to ceiling windows, access to balcony.

En-suite - 2.2m x 2.0m

Tiled floor, WC, hand wash basin, splashback, shower, fan for natural ventilation.

Bedroom 2 - 2.6m x 3.5m

Laminate wooden floor, built in wardrobe, access to balcony.

Bathroom - 2.2m x 2.0m

Tiled floor, WC, hand wash basin, tiled splashback, bath with shower over, partial tiled walls.

BER:C1

BER No..100842673

Energy Performance Indicator:152.22 kWh/m²/yr

Features

- "Turn Key" Top floor apartment.
- Entrance Hallway with ample storage.
- Gas fired central heating.
- Large sunny wrap around balcony.
- Management fee approx €6,600 with KPM.
- 1 designated parking space.

View By Appointment

Asking Price: €225,000

