



Apt. 25 Belarmine Hall, Belarmine Avenue, Stepaside, Dublin 18 D18 PHH6 **BER C3**

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A very well presented two bedroom apartment set out in one of the nicest locations within the upmarket Belarmine development with a south facing aspect and balcony feature overlooking front landscaped communal grounds.

Accommodation inside includes a lovely bright interior which is being kept in pristine condition and includes entrance hall, open plan kitchen, dining and living area with access to sunny balcony feature, there is a large double bedroom with window feature to front as well as main bathroom and separate storage room. A perfect home, in an excellent location.

Belarmine Hall is a private and highly coveted location very close to the main shopping area and playground/green area within the development which enjoys an idyllic picturesque outlook with all the facilities within this development at hand including the extensive open green areas with seating, walkways/cycle paths, on-site children's playground, creche and retail facilities. The LUAS is within walking distance.

Belarmine, built by Castlethorn, is superbly located off the Enniskerry Road, close to both Stepside village and the Sandyford Business Region with their selection of retail and service outlets and Leopardstown Shopping Centre with Dunnes Stores. Dundrum Town Centre and village with its choice of major retail stores, cinema, theatre, restaurants and bars is also close by.

There are excellent public transport facilities available nearby including the 46B and 47 bus routes from within the development which serves the LUAS, N11, University College Dublin and the City Centre.

There is a vast choice of sporting and recreational amenities in the nearby area which include Leopardstown Racecourse, Westwood Club, a selection of pitch and putt courses, driving range, Kilternan Ski slope and various equestrian facilities, rugby and football clubs. Enniskerry Village and Powerscourt House and Gardens are a short drive away.

FEATURES INCLUDE

- Bright, spacious accommodation c. 47 Sq. M, (505 Sq. Ft)
- Walk into condition- immaculately presented, welcoming interior
- Gas Fired Central heating
- Wooden flooring, curtains and built-in kitchen appliances included in sale namely oven hob, extractor fan, dishwasher and washer / dryer
- South facing aspect with balcony and open outlook over gardens and green area.
- Norwegian Pine Double Glazed windows
- Villeroy and Boch sanitaryware
- Digital Burglar Alarm system
- Designated car parking space
- Choice upmarket location
- Convenient to M50, LUAS, Sandyford Industrial Estate and Dundrum Town Centre



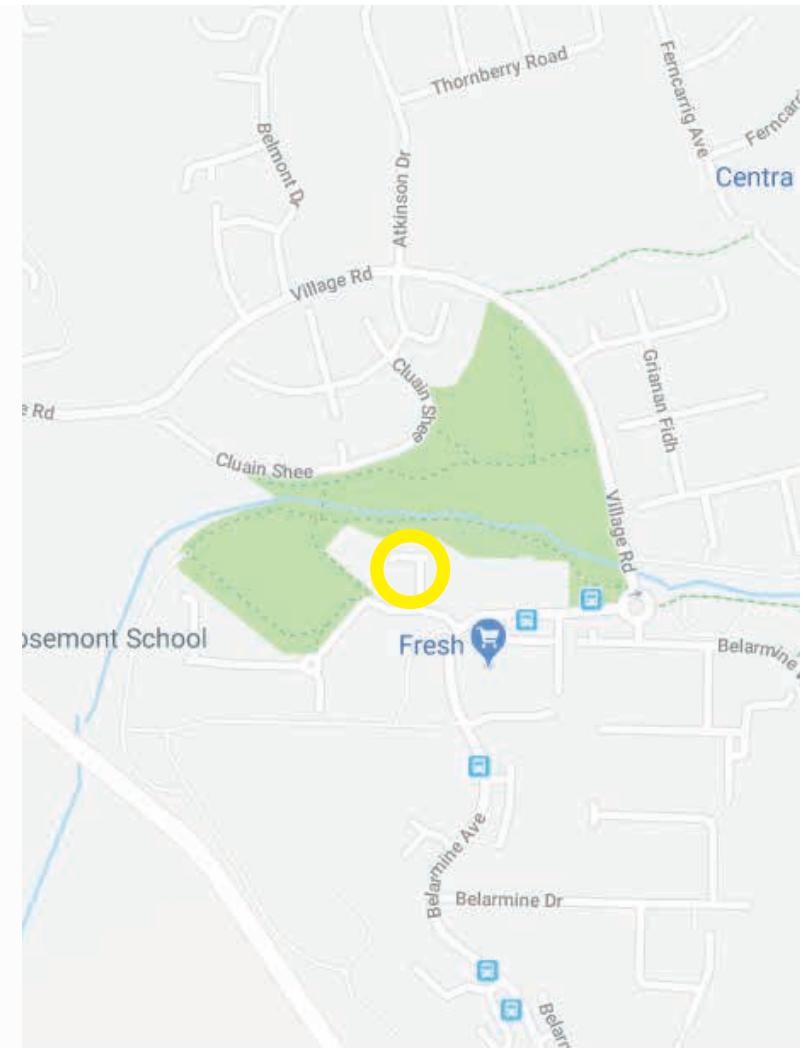
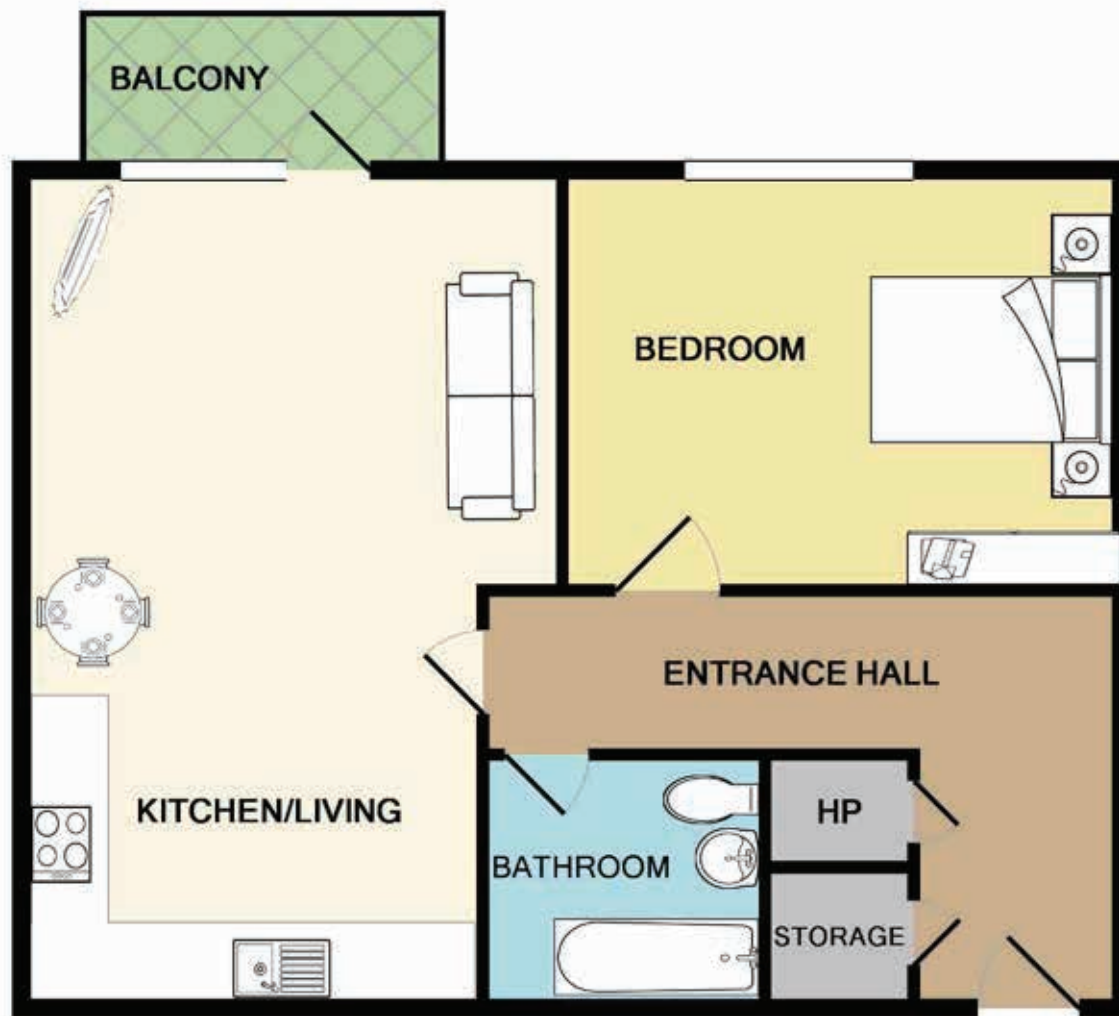
ACCOMMODATION

- Reception Hallway:** (4.17m x 2m) with wooden flooring, digital burglar alarm system, door to
- Living Room:** (4.58m x 3.43m) with wooden flooring, feature picture window to front aspect, tv point
- Kitchen:** (2.60m x 2m) with an extensive range of built-in presses and units, worktops, stainless steel sink unit, built-in double oven, four ring gas hob, stainless steel extractor fan, integrated fridge/freezer, mosaic tiled splashback, integrated washing machine/dryer combo, strip lighting, ceramic tiled floor, gas boiler, heating timer, door to balcony overlooking communal gardens
- Bedroom:** (3.98m x 3.78m) with range of built-in wardrobes, picture window overlooking communal gardens to front, carpet, tv point
- Bathroom:** (2.21m x 2.07) with white suite comprising bath with telephone shower over, w.c., w.h.b with tiled splash back and surround, part ceramic tiled walls, tiled floor, strip lighting and shaver socket, heated towel rail
- Storage Room**
- Hotpress**
- OUTSIDE:** Access to block through security front door access to communal hallway with both stairs and lift access. Lift access to secure underground parking and bin store area.
- MANAGEMENT CO:** Petra Property Management
- ANNUAL SERVICE CHARGE:** €1,350.00 Per Annum
- BER DETAILS:** BER: C3 BER Number: 104610175 EPI: 143.58 kWh/m²/yr

VIEWING: BY PRIOR APPOINTMENT

Contact: Sales Department: T: 01 293 7100 M: 087 243 7101 Email: sales@morrisonestates.ie





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