



BER C2

## 131 Belgrove Park, Mount Prospect Lawns, Clontarf, Dublin 3

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85 sq.m.



DOUGLAS NEWMAN GOOD

# DNG

# 131 Belgrove Park, Mount Prospect Lawns, Clontarf, Dublin 3

DNG are delighted to represent the sale of 131 Belgrove Park, Mount Prospect Lawns, Clontarf, a stunning 3 bedroom penthouse apartment overlooking the mature tree lined communal gardens in this exclusive development. This pristine penthouse provides well proportioned accommodation with no expense spared and is flooded by natural light throughout. There is an easterly facing balcony off the open plan kitchen/dining/living room and a modern fitted cream kitchen. Both bathrooms are fully tiled and there is a spacious corner bay in the master bedroom, ideal for usage as a dressing/office area. This unique property is extremely quiet and private having no connected neighbours, a large attic space with ample storage and two designated parking spaces.

The accommodation extends to a total floor area of approx. 915 sq. ft. and comprises a spacious L-shaped hallway with utility room and storage off, an open-plan kitchen/dining/living room with balcony off, three good sized bedrooms with master en suite and a family bathroom.

Conveniently located close to Clontarf Village this lovely apartment enjoys easy access to all the established amenities in the area including restaurants, shops, excellent schools, Clontarf Yacht and Boat Club, St. Annes Park and Bull Island. There are numerous sporting and recreational facilities in the Clontarf area such as The Royal Dublin and St. Anne's golf clubs, Clontarf Cricket, Rugby, Sailing and Tennis clubs which are all just a short stroll away. The M1/M50 Motorways, Dublin bus routes and the DART to the City Centre are all easily accessible from this location.

*The new owner will become a member of the Owners Management Company. The owner will have to pay an Annual Service charge, which may increase once warranties expire. The owner may have to pay into a sinking fund to cover future major maintenance and repairs to the common areas.*

## Accommodation

Entrance Hallway - 3.02m x 6.2m  
Solid Oak flooring, utility off (plumbed for washing machine), storage room off with shelving & gas burner.

Kitchen/Dining/Living Room - 4.61m x 6.52m

Solid Oak flooring in the living and dining area, tiled kitchen floor and splashback, fully fitted cream kitchen, double doors to balcony, recessed lighting.

Balcony -

Private easterly facing balcony.

Bedroom 1 - 3.03m x 4.31m

Laminate wood flooring, built in wardrobes, corner bay window, recessed lighting.

En Suite - 2.0m x 1.73m

Fully tiled, wc, whb, corner pump shower, recessed lighting.

Bedroom 2 - 2.38m x 4.34m

Laminate wood flooring, built in wardrobes.

Bedroom 3 - 2.43m x 3.57m

Laminate wood flooring, built in wardrobes.

Bathroom - 2.45m x 1.91m

Fully tiled, wc, whb, bath, recessed lighting.

## Features

- Double glazed rationale windows.
- Gas fired central heating.
- Built in wardrobes in all bedrooms.
- Fully alarmed.
- Two designated parking spaces.
- Easterly facing balcony overlooking the mature communal gardens.
- Stunning landscaped communal gardens.
- O'Dwyer Property Management manage this development, annual fee €1,869 plus a Sinking fund fee of €520

BER: C2 BER No. 105301932

EPI: 188.38 kWh/m<sup>2</sup>/yr



View By Appointment  
Asking Price €465,000

**DNG Fairview**

2 Malahide Road, Fairview, Dublin 3  
T: 01 8331802 | E: fairview@dng.ie

**Negotiator: Wayne O'Brien**

PSL 002049



For independent mortgage advice contact GMC Mortgages, call 1890 462 462 or email info@gmc.ie.

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