



**BEDROOM 2: 2.7m x 3.9m 13'0 x 10'6**

This is a large & bright double bedroom that's situated to the front of the property, which also features built-in wardrobes. timber flooring.

**BEDROOM 3: 2.3m x 2.6m 9'4 x 7'8**

Located at the front of the property. the current owner uses this as a study.

**BATHROOM: 2.9m x 2.0m 9'5 x 6'7**

with WC, WHB Bath and seperate shower cubicle. partly tiled.



**FEATURES:**

- EXCELLENT LOCATION – LUAS JUST 15 MINUTES WALK AWAY, PARADE OF LOCAL SHOPS, UCD ON ITS DOOR STEP, M50, N11.
- LOCATED IN A CUL DE SAC
- HOUSE ALARM
- BRIGHT AND SPACIOUS LIVING ACCOMMODATION
- DOUBLE GLAZED WINDOWS AND DOORS THROUGHOUT
- PRIVATE GARDEN TO THE REAR OF THE PROPERTY
- TASTEFULLY FINISHED
- GFCH
- ALARMED PROPERTY
- APPROX 91 SQ.M. ( 980 SQ.FT.)



Lynam Auctioneers are delighted to present number 33 Belfield Downs, a deceptively spacious 3 bedroom mid-terrace property, located within a quiet cul-de-sac in the heart of Goatstown.

This property is in close proximity to a vast range of amenities including local shops, Dundrum Town Centre, Airfield Farm, Deer Park and UCD sports complex. Some of Dublin's finest schools including Our Lady's Grove, Taney National School, Mount Anville and St. Killian's are located close by. This neighborhood is within walking distance of the LUAS and several major bus routes, with the M50 and N11 being just minutes away by car.

Accommodation briefly comprises a spacious hallway with under stair storage, a bright living room, and a kitchen / dining area that leads to a private and well maintained garden. Upstairs boasts two double bedrooms, a single bedroom, a generously sized bathroom and a hot-press cupboard. There is also access to a spacious attic.

The front garden is a combination of lawn & concreted drive. To the rear there is a lovely low maintenance private garden, which is mainly laid in lawn with a selection of mature shrubbery, patio area & garden shed.



## ACCOMMODATION

### PORCH: 1.8m X 1.25m 4'2x6'0

Fully enclosed with double-glazed Nordan Alucad pine door and windows.

### HALLWAY: 1.75m x 4.95m 16'6 X 6'0

A welcoming hallway offers access to the living room, kitchen and dining quarters.

### LIVING ROOM: 4.85m x 3.18m 16'2 x 10'6

Located to the front of the property,



this spacious & tastefully finished room enjoys a carpeted floor, a marble and mahogany surround fireplace, ceiling cornicing and a large window that ensures an abundance of natural light throughout the day. The living room opens out to the kitchen / dining area.

### KITCHEN / DINING AREA: 3.75m x 5.10m 12'6 x 16'9

This attractive kitchen boasts wall & floor units incorporating a stainless steel sink. These units offer both ample storage and work surface space. The dining / living area (with double doors to separate rooms) is very generous in space which allows for a large dining table and chairs. Tastefully decorated, solid timber flooring, this area also



enjoys direct access through sliding doors to the rear garden.

### LANDING: 1.9m x 3.0m 9'9 x 6'0

Neutrally painted with carpeted flooring, this area offers access to the three bedrooms, bathroom, hot-press & access to attic.

### MASTER BEDROOM: 3.0m x 4.0m 13'3 x 10'6

Located to the back of the property this spacious bedroom boasts built-in wardrobes.

This generously sized bedroom is tastefully finished with timber flooring.

