



17 Bellevue Court, Booterstown,  
County Dublin A94 N9X2

49 sq.m

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

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# 17 Bellevue Court, Booterstown, County Dublin A94 N9X2

DNG are delighted to introduce 17 Bellevue Court to the market. This well positioned 2 bed apartment is only a stone's throw from the coastline and offers well-proportioned accommodation in turn key condition. Bellevue Court is a small complex in an enviable location off the Rock Road in Booterstown and is only a short walk to UCD, St. Vincent's Hospital, Blackrock Village and the Merrion Shopping Centre not to mention regular bus services, the nearby DART and a host of other everyday amenities.

No. 17 Bellevue Court is a two bed ground floor apartment c. 49 sq.m presented in excellent condition throughout. The communal entrance lobby is shared with only one other apartment. The entrance hall leads to the front facing reception room with a sunny south facing balcony off. The kitchen is also located off the living/dining room. To the rear are two bedrooms, both with fitted wardrobes and windows overlooking the communal grounds. The upgraded shower room is fully tiled and also located off the hall.

Communal grounds surround the property and a designated car parking space is located immediately outside the front door to this apartment. The grounds extend to the side and rear and are very well maintained. Each apartment has the benefit of having their own external lock up offering extra valuable storage space.

## Accommodation

Entrance Hall - 3.80m x 1.20m

L shaped entrance hall with wood floor, ceiling coving, intercom, and accommodation off.

Living/Dining Room - 4.55m x 3.64m

Wood floor, phone point, ceiling coving, feature fireplace, tv point, kitchen off and door giving access to the balcony.

Kitchen - 1.65m x 1.85m

Tiled floor, tiled splash back, floor and eye level storage units, ceiling coving, plumbed for a washing machine, Zanussi oven and hob.

Bedroom 1 - 2.62m x 4.16m

Double bedroom with ceiling coving, centre rose, built in wardrobes and the hot press off.

Bedroom 2 - 3.21m x 2.22

Overlooking the communal grounds with built in wardrobes.

Shower Room - 1.95m x 1.74m

Upgraded fully tiled shower room with wc, whb, Mira Elite QT Power Shower and a mirror fronted storage unit.

Balcony - 2.02m x 1.46m

Covered and tiled south facing balcony.

BER: D2

BER No. 105312938

Energy Performance Indicator: 296.79 kWh/m<sup>2</sup>/yr

## Features

- Superbly located 2 bed ground floor apartment
- Designated parking space outside the front door
- In good condition throughout
- Security intercom system
- Upgraded shower room
- External storage lock up
- Central location off the Rock Road
- Walking distance of DART, Bus and UCD
- Electric heating
- Well maintained communal gardens
- Double glazed windows
- South facing covered balcony
- Investment opportunity
- Wyse Property Management - Approx. €1,793.24 per annum

## Viewing By Appointment

