

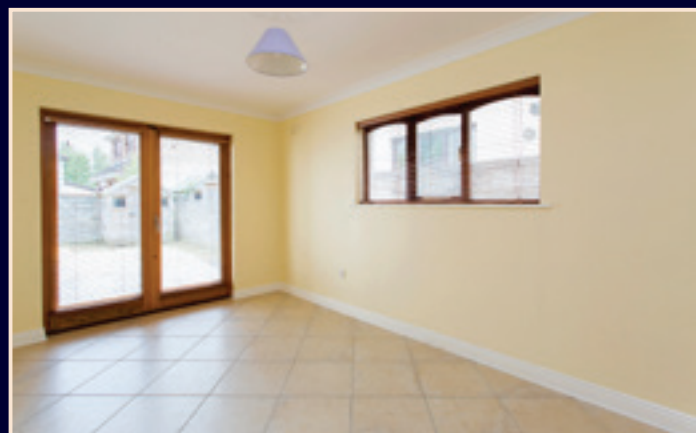


40 Belmont Lawn, Stillorgan Road,
Blackrock, Co.Dublin

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie





For Sale by Private Treaty

Hunters Estate Agent are delighted to bring to the market this bright and spacious detached family home extending to approximately 123sq.m/1,324sq.ft enjoying a large corner position offering superb potential to extend further subject to the necessary planning permission. Upon entering this property you are greeted by a spacious entrance hallway, to the right lie two very well proportioned interconnecting reception rooms, a kitchen/breakfast room, access to the rear garden and guest w.c. complete the accommodation at this level. Upstairs, there are four good sized bedrooms (master en-suite), and a family bathroom. There is also a large attic.

This property is approached by a cobble-lock driveway to the front bordered by a lawn and well stocked borders. There are dual entrances leading into the rear garden which enjoys a southerly aspect and a patio. Belmont is a most sought after development conveniently situated close to a host of amenities in nearby Foxrock Village, Stillorgan, Dundrum Town Centre and Blackrock including several shopping centres, an array of specialist shops, restaurants, coffee shops and delis. The area also benefits from many recreational amenities including various local tennis , rugby, GAA and golf clubs and marine activities in nearby Dun Laoghaire. Some of Dublin's finest primary and secondary schools are within easy reach including St Brigid's and Hollypark national schools, Loreto Foxrock, Mount Annville, St. Andrews College, Willow Park and Blackrock College, Colaiste Eoin and Iosagain to name but a few. University College Dublin is also only a few minutes drive away.

Excellent transport links are closeby including the QBC, N11 and M50, the DART at Blackrock and the LUAS green line at Sandyford providing ease of access to and from the city centre and surrounding areas.

Viewing is highly recommended.

SPECIAL FEATURES

- » Presented in very good order throughout
- » Rooms of generous proportions
- » Burglar alarm
- » Corner position and southerly aspect
- » Dual side access
- » Gas fired central heating
- » Extending to 123sq.m/1,324sq.ft.





ACCOMMODATION

ENTRANCE HALLWAY

5.82m (19') x 1.97m (6'4")

Understairs storage, attractive ceiling coving, tiled floor.

GUEST W.C.

1.73m (5'6") x .75m (2'4")

Suite incorporating wash hand basin with tiled splashback, wall mirror and w.c, tiled floor.

LIVING ROOM

5.4m (17'7") x 3.61m (11'8")

Feature mahogany open fireplace with tiled inset and slate hearth. Wall light fittings, ceiling coving and centre rose, wooden flooring, double doors to

DINING ROOM

4.51m (14'7") x 2.93m (9'6")

Attractive ceiling coving and centre rose, tiled floor. French doors to patio and garden.

KITCHEN/BREAKFAST AREA

6.62m (21'7") x 2.67m (8'7") Range of shaker style fitted units incorporating worktop areas with tiled surround and stainless steel sink unit. Quality appliances to include a Whirlpool oven and hob, a concealed extractor fan, plumbed for dishwasher, washing machine and tumble dryer and provision for fridge freezer. Tiled floor. Door to patio and garden.

STAIRCASE TO FIRST FLOOR

LANDING

4.01m (13'1") x 1.1m (3'6") plus 1.61m (5'2") x 1.55m (5')

Hotpress with insulated cylinder. Access to attic.

MASTER BEDROOM

4.4m (14'4") x 2.9m (9'5")

Range of floor to ceiling fitted wardrobes.

ENSUITE

2.33m (7'6") x 1.48m (4'8")

White suite incorporating a Mira controlled electric shower unit, pedestal wash hand basin, wall mirror, light/shaver unit and w.c. Tiled walls and floor.

BEDROOM 2

3.28m (10'7") x 2.95m (9'6")

Range of floor to ceiling fitted wardrobes.

BEDROOM 3

2.64m (8'6") x 2.37m (7'7")

BEDROOM 4

2.73m (8'9") x 2.64m (8'6")

Range of floor to ceiling fitted wardrobes.

BATHROOM

2.36m (7'7") x 1.64m (5'3")

White suite incorporating a Mira controlled electric shower unit, pedestal wash hand basin and w.c. Tiled walls and floor.



OUTSIDE

The front of the property is approached by a cobble lock driveway, bordered by a lawn area and affording off street parking for two/three cars. The dual side access leads to the south east facing rear garden, extending to approximately 8m long x 11.55m wide, laid out with patio and lawn and barna shed. The generous side passage to the east of the property may afford potential to further extend subject to the necessary planning permission.

BER DETAILS

BER: C3

BER number: 104277041

Energy Performance Indicator: 221.17 kWh/m²/yr

DIRECTIONS

Driving along the N11 Southbound, Take a left hand turn into the slip road just after the Beechwood Court development. Pass Byrnes Public House and take your next left into Belmont. Follow the road down to the end and the house is on the right hand side just past the green.

VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey on 01 275 1640.



Terms and Conditions

These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies.



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PSRA Licence no: 001631

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