



63 Belmont Avenue, Donnybrook, Dublin 4.

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent are delighted to bring to the market this ideally located three bedroom detached family residence, situated in the heart of Dublin 4.

Benefiting from modernisation throughout, No. 63 Belmont Avenue, which extends to 123.3m² / 1,329 sq.ft. offers the discerning purchaser an ideal opportunity to put their own stamp on a superbly located residence. The well-proportioned accommodation includes entrance hallway, dining room and living room both with feature bay windows, kitchen, breakfast room on the ground floor with three bedrooms and main bathroom on the first floor. The property is further complimented by a lawned garden to the front with off street parking and garage, while to the rear of the property lies a substantial lawned rear garden overlooking the grounds of Muckross School and offering the potential to extend the house, subject to the necessary planning permission.

Enjoying an enviable location in the heart of Donnybrook Village, just off Morehampton Road, this ideally located family home is convenient for all local amenities including Donnybrook Fair and a host of boutique shops and restaurants. Its' location along Belmont Avenue places it in close proximity to the city centre while also availing of the myriad of amenities Dublin 4 has to offer. The locality is home to some of Dublin's finest schools including Muckross, St. Conleths, Teresians, Sandford Park and St. Michaels to name but a few.

Viewing is highly recommended.

SPECIAL FEATURES

- » 3 bedroom detached family home which would benefit from modernisation.
- » Off street parking to front with garage.
- » Rooms of generous proportions extending to approx. 123.3m² / 1,329 sq.ft.
- » Large lawned garden to rear overlooking Muckross School.
- » Fully alarmed.
- » Gas fired central heating.
- » Within walking distance of Donnybrook Village and all its amenities including Donnybrook Fair, boutique shops and restaurants.
- » Some of the finest schools in Dublin on your door step including Muckross, St. Conleths and Teresians.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

2.53m x 5.06m (8'3" x 16'7")

Spacious entrance hallway with carpet flooring, under stairs storage and alarm pad.

DINING ROOM

3.59m x 3.58m (11'9" x 11'9")

Ideal for entertaining featuring open fireplace with cast iron inset and tiled hearth. Picture rail and bay window 0.79m x 2.81m (2'7" x 9'3")

BREAKFAST ROOM

3.56m x 3.21m (11'8" x 10'6")

Carpet flooring and hotpress.

KITCHEN

1.95m x 1.91m (6'5" x 6'3")

Tiled flooring with stainless steel sink and side door to rear garden.

LIVING ROOM

3.20m x 5.10m (10'6" x 16'9")

Spacious living area with attractive fireplace with cast iron inset and tiled hearth. Carpet flooring, cornicing and feature bay window 0.76m x 2.51m (2'6" x 8'3")

FIRST FLOOR

LANDING

Offering access to attic space.

BATHROOM

1.91m x 1.91m (6'3" x 6'3")

Incorporating bath with w.c. and w.h.b.

BEDROOM 2

3.6m x 3.66m (11'10" x 12'0")

Double bedroom set to the front of the property with carpet flooring, fitted wardrobe, wash hand basin and feature fast iron fireplace.

BEDROOM 1

5.13m x 3.20m (16'10" x 10'6")

Another fine double bedroom set to the front of the property with carpet flooring, fitted wardrobe and feature cast iron fireplace.

BEDROOM 3

3.11m x 3.59m (10'2" x 11'9")

Overlooking the rear garden and ground of Muckross School with fitted wardrobe and wash hand basin.









OUTSIDE

GARAGE

7m x 2.42m (22'12" x 7'11")

Incorporating w.c. and ideal for extra storage space.

FRONT GARDEN

Bordered by cast iron railing and mature hedging with small pathway leading to hall door. Lawned with off street parking and access to garage space.

REAR GARDEN

12.71m x 25.91m (41.7ft x 85ft)

Large, spacious rear garden laid in lawn and bordered by mature hedging, overlooking Muckross school. Excellent opportunity to extend subject to the necessary planning permission. Laid in lawn, bordered by mature hedging on both sides.

BER DETAILS

BER Rating: E2

BER Number: 105512784

Energy Performance Indicator: 341.38 kWh/m²/yr

DIRECTIONS

Coming from the city centre travelling along Morehampton Road towards Donnybrook Village, take a right turn onto Belmont Avenue. Continue along this road and No. 63 is towards the end on the right hand side.

VIEWING

Strictly by prior appointment only with sole selling agent, Hunters Estate Agent, City Centre on 01 668 0008 or email: info@huntersestateagent.ie

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