



GROUND FLOOR



1ST FLOOR

63 Belton Park Road, Donnycarney, Dublin 9

83 sq.m

**DNG Fairview**  
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**Negotiator:**  
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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

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## 63 Belton Park Road, Donnycarney, Dublin 9

DNG are delighted to bring to the market No 63 Belton Park Avenue , a super 3 bed terraced house which comes with the added benefit of a large southeast facing rear garden with access to a lane behind. There is great potential to extend this property into a fine family home both to the rear and into the attic (subject to planning permission). Currently the property boasts generously proportioned and well laid accommodation with generous ceiling to floor height. Located in a prime and highly sought after neighbourhood this house is also close to a host of local amenities and services which are sure to appeal to young , families, investors and those parties looking to downsizing.

The accommodation briefly comprises of an entrance hallway, living room, dining room, kitchen / breakfast room, three generous bedrooms (two doubles and a single) and a family bathroom. The property further benefits from a private southeast facing rear garden with a garage and access to the lane behind.

The location is convenience itself, within three miles of the city centre just off Collins Avenue with an excellent selection of shops, schools, pubs, restaurants, cafes, many sports and recreational facilities and churches all nearby. There are numerous transport links within walking distance including a direct bus route to DCU and the Malahide Road's Quality Bus Corridor to carry you the short journey to the city centre. The M50, Beaumont hospital and Dublin Airport are also easily accessible and Clontarf Dart station is only 12 minutes walk away.

Viewing is highly recommended to appreciate this super home.

### Accommodation

Hall - 4.91m x 1.77m  
With laminate floor and alarm panel.

Living Room - 3.65m x 3.65m  
Laminate floor, fireplace with electric stove and overmantle.  
Built in storage units.

Dining Room - 4.08m x 3.64m  
Laminate flooring, fireplace with electric stove and overmantle.  
Built in storage units.

Kitchen - 3.84m x 1.77m  
Linoleum flooring and modern fitted kitchen with wall and base units.

Bedroom 1 - 3.81m x 3.54m  
Double room to the front with carpet flooring and built in wardrobes.

Bedroom 2 - 4.1m x 3.55m  
Double room to the rear with carpet flooring and built in wardrobes.

Bedroom 3 - 2.3m x 2.41m  
Single room to the front with carpet flooring and built in wardrobes.

Family Bathroom - 2.11m x 1.89m  
With tiled floor, shower over bath (electric Triton T90) wc and wash hand basin.

Garden -  
Front: Fully walled & manicured lawn.

Rear: fully walled with manicured lawn, block shed, large block shed to rear with rear lane access.

BER: D2  
BER No. .111093456  
Energy Performance Indicator: 370.31 kWh/m<sup>2</sup>/yr

### Features

- SPACIOUS FAMILY HOME IN GOOD CONDITION THROUGHOUT
- ORIGINAL HIGH CEILINGS THROUGHOUT
- LARGE SOUTH/EAST FACING GARDEN WITH GARAGE OPEN TO A LANE BEHIND
- GREAT POTENTIAL TO EXTEND TO THE REAR (SPP)
- SUPER ATTIC SPACE OFFERS POTENTIAL FOR CONVERSION (SPP)
- CLOSE TO A HOST OF LOCAL AMENITIES AND SERVICES
- DUBLIN CITY CENTRE 2 MILES DISTANCE
- DUBLIN AIRPORT 10 MINS DRIVE
- CLONTARF DART STATION & THE SEAFRONT PROMENADE CLOSE BY
- GFCH
- DOUBLE GLAZED WINDOWS
- ALARM SYSTEM

[View By Appointment](#)

**Asking Price: €400,000**

