



19 Bellevue Road,  
Glenageary,  
Co. Dublin



 **HUNTERS**  
ESTATE AGENT

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## For Sale by Private Treaty

Hunters Estate Agent are proud to present this wonderful 3 bedroom family home to the market. 19 Bellevue Road has generous proportions throughout and extends to 123sq.m/1,328sq. ft. This superb property, while in need of some updating, presents the prospective purchaser with a special opportunity to create their dream home in this exclusive leafy suburb. The reception rooms exude a sense of light and space and would suit a variety of uses. There is excellent scope to extend the property both to the rear and side subject to planning permission. This wonderful property is further complimented by a large front garden with ample off street parking to the front and a spacious back garden set out in a mixture of flower beds and hard landscaping.

Entering the property one finds a generous hall, spacious living room with bay window, bright sitting room and open plan kitchen/dining room. Rising to the first floor there is a large master bedroom with built in wardrobes, a good second double and a third cosy bedroom.

Located just off Glenageary Road Upper, 19 Bellevue Road is in the heart of a mature and settled residential area close to Dalkey, Sandycove and Killiney. There is good public transport nearby with both bus routes and the DART easily accessible. The area also abounds with parks and Killiney hill is just a short drive. The area is renowned for its schools with excellent facilities both public and private close to the property.

### Special Features

- Presented in very good order
- Bright interiors extending to c. 124sq.m./ 1.335 sq.ft.
- Partially double glazed
- Gas fired central heating
- Upgraded shower room
- Sunny south east facing garden

- Immense potential to further extend
- The sale includes all fitted carpets, curtains, light fittings and kitchen appliances as listed

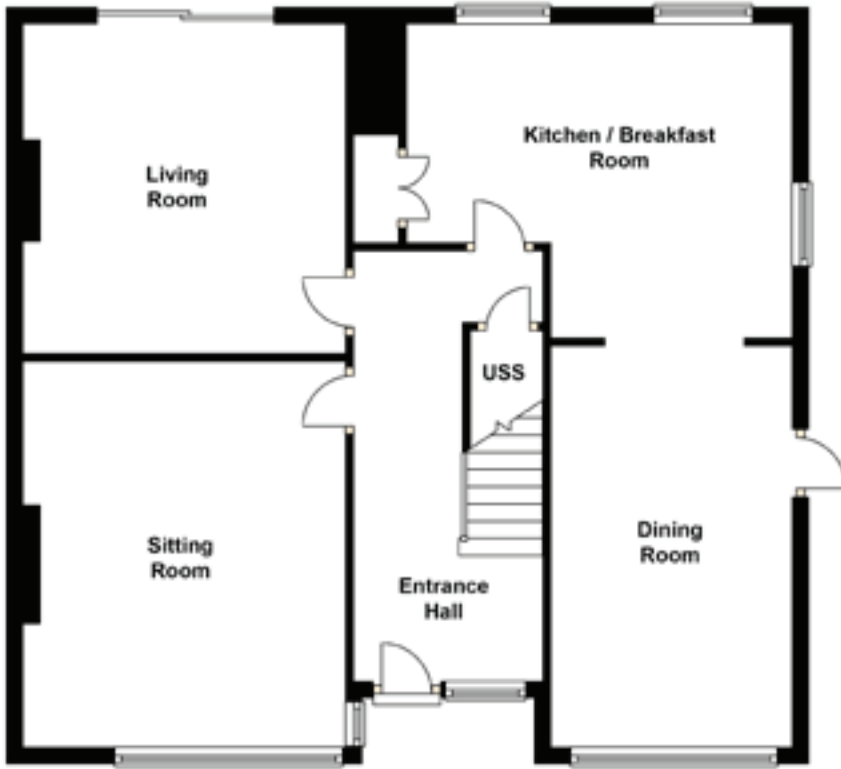




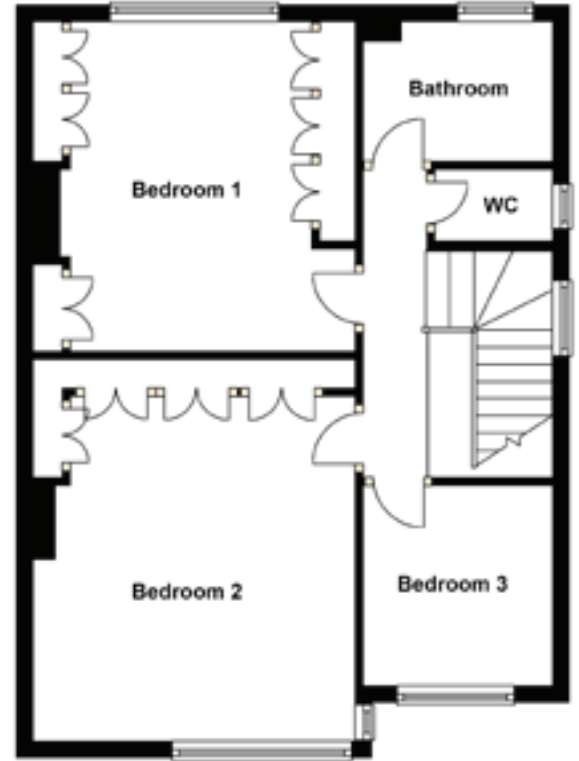
## Accommodation

HALL	5.10m(16'9") x 2.26m(7'5")	Carpeted with understairs storage and radiator.	BEDROOM 3	2.30m(7'7") x 2.45m(8'0")	Large single room with carpet.
LIVING ROOM	4.00m(13'1") x 3.00m(9'10")	Carpet, wood and tile fire surround, radiator, pened ceiling light with three lamps, and a large window to fron.	SHOWER ROOM	2.21m(7'3") x 1.60m(5'3")	Mira zest shower, wall hung sink, shower enclosure, shower mixer, mirror, ceiling light and towel rail.
SITTING ROOM	4.56m(15'0") x 3.80m(12'6")	Carpet, wood and tile fire surround, ceiling light with glass shade, radiator and patio door to conservatory.	W.C	1.40m(4'7") x 1.00m(3'3")	W.c. handrail and ceiling light.
KITCHEN	4.60m(15'1") x 3.70m(12'2")	A range of built in units, exposed brick chimney breast, Beko fridge, rangemaster freestanding cooker, Servis dishwasher and Tricity Bendix washing machine.	OUTSIDE		
DINING ROOM	4.80m(15'9") x 2.70m(8'10")	Carpet, large picture window, ceiling light with four spotlights. Door to side passage.	<b>FRONT GARDEN</b>	11.27m(37'0") x 10.00m(32'10")	Large front garden with off street parking in a mix of gravel and beds.
LANDING	3.65m(12'0") x 2.30m(7'7")		<b>REAR GARDEN</b>	16.00m(52'6") x 12.00m(39'4")	Spacious rear garden in a mix of landscaping and flower beds. Coal shed and wooden shed.
MASTER BEDROOM	4.61m(15'2") x 3.80m(12'6")	Carpet, extensive range of built in wardrobes and huge window to front.	<b>DIRECTIONS</b>		From the roundabout at Killiney Towers take the Glenageary Road Upper. Travelling towards the Glenageary roundabout take the second turn on the left onto Bellevue Road, continue up and the property will be on the left hand side. The property is before the junction of Bellevue Avenue.
BEDROOM 2	4.00m(13'1") x 3.80m(12'6")	Double bedroom. Extensive built in wardrobe space, fireplace with tiled surround and gas fire insert.	<b>BER DETAILS:</b>		BER Rating: E2 BER Number: 105579528 Energy Performance Indicator: 370.4 kWh/m2/yr





**GROUND FLOOR FLOORPLAN**  
Not to Scale. For Identification Purposes Only.



**FIRST FLOOR FLOORPLAN**  
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