



3 Belville,
Ailesbury Close,
Donnybrook,
Dublin 4

owenreilly

For Sale By Private Treaty



3 Belville, Ailesbury Close, Donnybrook, Dublin 4

DESCRIPTION

Owen Reilly present this ground floor two bedroom apartment situated in a mature, sought after development just off exclusive Ailesbury Road. Belville is ideally located in a quiet cul de sac featuring attractive, communal, landscaped gardens just off the N11 close to RTE, UCD and Donnybrook Village. Features includes parking, lock up storage unit, an open fireplace, fully fitted kitchen and light-filled living room. The accommodation briefly comprises, entrance hall, living/dining room, fully fitted kitchen, two double bedrooms with built in wardrobes and a bathroom. Viewing is highly recommended.

LOCATION

Donnybrook is one of Dublin's most sought after addresses given the range of amenities on the doorstep which includes bars, cafes, restaurants, schools and shops. RTE, UCD and the RDS are also in close proximity. The city centre is within walking distance and there is an excellent bus service on the N11 straight into the city centre.

FEATURES

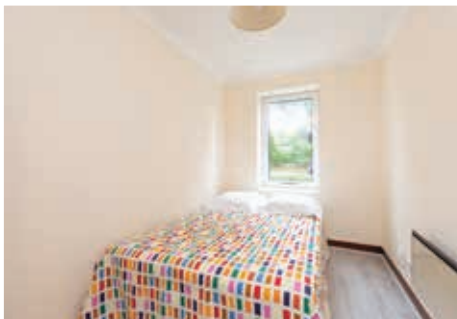
- Access to Herbert Park with public tennis courts and café
- Attractive communal garden
- Close to Donnybrook Village
- Dublin 4 location
- Electric heating
- Fully equipped kitchen
- Host of amenities on the doorstep
- Mature residential development
- Quiet cul-de-sac setting
- Secure storage unit located in car park

FLOOR AREA: C. 55 sq.m.

BER: D2

NEGOTIATORS

Owen Reilly & Eleanor Bourke



ACCOMMODATION

Entrance hall (2.25m x 2.22m)

Video entry phone, coving, storage cupboard (1.03m x 0.98m)

Living/dining (3.37m x 4.52m)

Featuring an open fireplace and laminate flooring, coving.

Kitchen (2.97m x 2.15m)

Floor and wall mounted units, integrated electric hob and oven, two fridges, washer/dryer part tiled walls and tiled floor.

Bedroom 1 (3.55m x 2.73m)

Double bedroom with built in wardrobe, laminate flooring, coving.

Bedroom 2 (2.11m x 3.55m)

Double Bedroom with built in wardrobe, laminate flooring, coving.

Bathroom (2.21m x 1.78m)

Wash hand basin, WC, bath with shower attachment , fully tiled walls and floor.

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