



10 Belfort Court, Sydenham Villas,
Dundrum, Dublin 14

 **HUNTERS**
ESTATE AGENT

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BER D2

For Sale by Private Treaty

Hunters Estate Agents are delighted to present this extremely well presented two bedroom to market. Neatly nestled behind electric gates in an exclusive development on Sydenham Villas, 10 Belfort Court is a tastefully appointed light filled apartment extending to approx. 57sq.m. (617sq.ft) and has the added benefit of car parking. This apartment will appeal to both owner occupiers and investors alike, and offers quality accommodation in a prime Dublin location close to every imaginable convenience.

Belfort Court is positioned just off Sydenham Villas, a leafy, tranquil cul de sac a minutes' stroll from Dundrum Village and Dundrum Town Centre with its' many coffee shops, restaurants, cinema, theatre and a wide variety of shops.

The Luas stops at Balally and Dundrum are on hand and allow for convenient access to the city centre and Sandyford Business Park and Beacon Hospital with the M50 and N11(QBC) allowing for travel further afield.

Viewing is highly recommended.

SPECIAL FEATURES

- » Bright and spacious 2 bedroom apartment
- » Approx. 57 sq.m / 617sq.ft
- » Double glazed windows
- » Secure gated development with one non designated parking space.
- » Adjacent to numerous amenities including Dundrum Town Centre
- » LUAS Green Line (Balally & Dundrum) stop close by
- » Convenient access to the M50 and N11 (QBC)



ACCOMMODATION

ENTRANCE HALLWAY

3.10m (10'2") x 1.03m (3'5")

Cloaks cupboard and hotpress with insulated cylinder and timer. Access to attic. Decorative ceiling coving and centre piece. Oak floor.

LOUNGE

5.02m (16'6") x 4.84m (15'11")

(Max measurement)

Oak flooring, ceiling coving, decorative centre piece and feature bay window. Dimplex electric fire and storage cupboard. Opening to:

KITCHEN

2.36m (7'9") x 1.85m (6'1")

Range of wall and base units incorporating stainless steel sink, Beko hob, extractor fan, Whirlpool oven, Beko fridge and Indesit washing machine. Tiled splashback and floor.

BEDROOM 1

3.42m (11'3") x 3.10m (10'2")

Double room with fitted wardrobes. Door to bathroom.

BEDROOM 2

3.09m (10'2") x 2.80m (9'2")

Double room with fitted wardrobes.

BATHROOM

2.26m (7'5") x 1.67m (5'6")

White suite incorporating bath with shower attachment, pedestal wash hand basin and WC. Velux window. Tiled floor.



MANAGEMENT COMPANY

Management Company: Prime Property Management
Service Charge: €1,340 per annum.

BER DETAILS

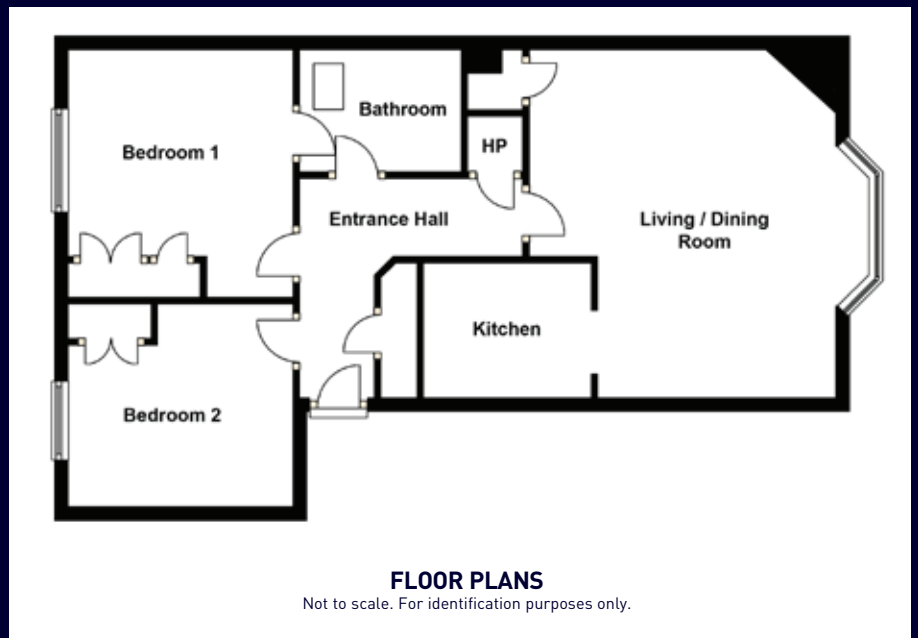
BER: D2
BER Number: 106027741
Energy Performance Indicator: 278.95 kWh/m²/yr

DIRECTIONS

Coming from Dundrum travel along Taney Road. Turn right on to Sydenham Road, continue through traffic light and crossroads on to Sydenham Villas. Belfort Court is the gated development immediately on your right hand side.

VIEWING

Strictly by appointment with the sole selling agents,
Hunters Estate Agent, Foxrock.
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Terms and Conditions

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2009.