

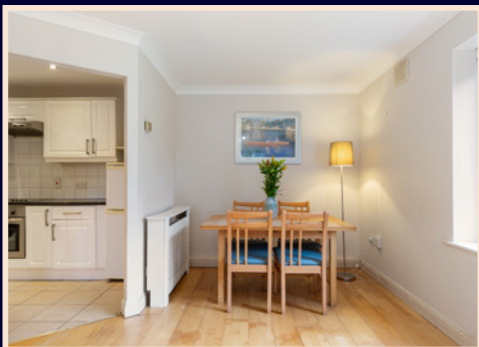


5 Belfort Court, Sydenham Villas,
Dundrum, Dublin 14

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agents are delighted to present to market this extremely well-presented dual aspect two-bedroom apartment extending to approx. 57sq.m / 615sq.ft. Neatly nestled behind electric gates in an exclusive development on Sydenham Villas, 5 Belfort Court is a tastefully appointed and light filled apartment and has the added benefit of designated secure car parking. This apartment will appeal to both owner occupiers and investors alike and offers quality accommodation in a prime Dublin location close to Dundrum Town Centre, the Luas, UCD and every imaginable convenience.

Upon entering, one is welcomed by a generous hall with hotpress and storage room. To the right one comes to the spacious bathroom followed by two generous double bedrooms, continuing on down the hall there is a well-equipped kitchen leading into a large living/ dining area which has a lovely south facing bay window and second large window overlooking the mature communal grounds. The property benefits from gated off-streetcar parking to the front of the block.

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, Sandyford Business Park and Beacon Hospital and the M50 and N11 (QBC) allow for travel further afield.

Accommodation

HALL

Wooden floor, immersion control panel, ceiling lights.

HOT PRESS

Immersion tank, wooden shelving.

STOREROOM

Water tank, hanging rail.

LIVING/DINING ROOM

3.55m x 6.26m (11'7" x 20'6") (max)

Wooden floor, ceiling light, thermostat, feature Lamartine fire surround and hearth, inset electric effect fire, t.v point, wooden window blinds, ceiling light, intercom to front door.

KITCHEN

3.17m x 1.88m (3.17m x 1.88m)

Tiled floor, tiled splashback, built in white wall and floor units, recessed lighting, Indesit extractor fan, Beko oven, stainless steel sink and draining board, Hotpoint washing machine, Beko fridge freezer.

BEDROOM 1

3.38m x 2.62m (11'1" x 8'7")

Wood effect flooring, wooden window blind, ceiling light.

BEDROOM 2

2.62m x 2.47m (8'7" x 8'1")

Wood effect flooring, ceiling light, built in wardrobe, wooden window blinds.

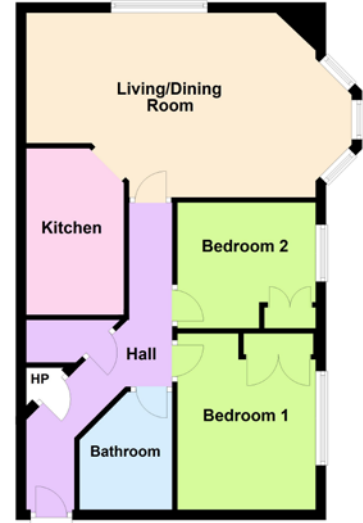
BATHROOM

1.77m x 2.27m (5'9" x 7'5")

Tiled floor and part tiled walls. Pedestal sink, glass corner shower enclosure, Vortice extractor fan, storage cabinet, heated towel rail, Dimplex convector heater, w.c, mirror.

SPECIAL FEATURES

- » Bright and spacious apartment
- » 2 double bedrooms
- » Approx. 57sq.m / 615sq.ft
- » Double glazed windows
- » Secure gated development with one designated parking space
- » Mature communal grounds
- » Adjacent to numerous amenities including Dundrum Town Centre
- » LUAS Green Line (Balally & Dundrum) stops close by
- » Convenient access to the M50 and N11 (QBC)
- » Annual Service Charge: €1,696 (2022/23)



MANAGEMENT COMPANY

Belfort Management Ltd
14 Lansdowne Road
Ballsbridge
Dublin 4

VIEWING

Strictly by prior appointment with sole selling agents.
Hunters Estate Agent Rathfarnham on 01 493 5410 or email:
rathfarnham@huntersestateagent.ie.

BER DETAILS

Rating: D2
BER No: 114710676
Energy Performance Rating: 275.26 kWh/m²/yr

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