

For Sale

Asking Price: €495,000



58 Belfield Park, Stillorgan Road,
Blackrock, Co. Dublin, A94 HX58



sherryfitz.ie - make and view offers 24/7

BER C1



This bright and spacious two-bedroom apartment is ideally positioned within the sought-after Belfield Park development in Blackrock, offering comfortable living in a highly convenient location.

The apartment features a generous living room filled with natural light, with double doors opening onto a private south-facing balcony, perfect for enjoying sunshine throughout the day. The sense of space and light makes this an inviting area for both relaxing and entertaining.

There are two well-proportioned double bedrooms, including a main bedroom with ensuite bathroom, while the second double bedroom is served by a separate main bathroom, making the layout ideal for owner-occupiers, sharers, or investors alike. The kitchen is notably spacious, enhanced by a large west-facing window that provides excellent evening light and a pleasant outlook, creating a bright and practical space for everyday use.

Belfield Park enjoys an excellent location close to The Raddison Hotel, UCD, St Vincent's University Hospital, and the N11, with a wide range of bus routes providing swift access to Dublin city centre. Blackrock village, with its cafés, restaurants, shopping, and coastal amenities, is also within easy reach.

This apartment represents a superb opportunity to acquire a well-located home in one of South Dublin's most convenient and desirable areas.

SPECIAL FEATURES

- Central location close to Blackrock, Booterstown and Stillorgan.
- A short stroll to the highly regarded Raddison Hotel
- Upper floor apartment with two double bedrooms
- Sunny south facing balcony.
- Presented in excellent decorative order throughout.
- Intercom to front door
- Exterior bike and bin storage
- Ample parking spaces
- GFCH
- Service Charge €3,500 per annum

ACCOMMODATION

Floor Area: 70sq.m. / 753sq.ft. approx.

Entrance Hall Spacious hall with wood flooring, separate cloakroom and hotpress with shelving.

Living Room Large open living room with dual aspect double glass doors onto south facing private balcony and west facing window flooding the apartment with light. Wood flooring, and painted wood mantle with electric fire. Curved feature wall and doors leading to kitchen.

Kitchen Separate kitchen with large west facing window for natural light and ventilation. Floor and wall hung painted kitchen units. Kitchen table and four chairs.

Main Bedroom Double bedroom en suite with built in wardrobes and side tables, wood flooring, large south facing window to the balcony.

En suite With walk in shower, wood flooring, wash hand basin, tiled walls.

Bedroom 2 Double bedroom with wood flooring, built in wardrobes and south facing window.

Bathroom Large bathroom with wood flooring, tiled walls, bath with shower, wash hand basin and WC.

GARDEN

The apartment benefits from a large south facing balcony for enjoying all day sun to relax and entertain.

BER

BER C1, BER No. 119148799

Energy Performance Indicator: 154 kWh/m²/yr



mySherryFitz

Open 24/7

REGISTER NOW TO SEARCH FOR PROPERTIES, MAKE AND VIEW OFFERS, ANYTIME YOU LIKE.



24 HOUR ACCESS



SEARCH



BOOK VIEWINGS



MAKE OFFERS



NEGOTIATOR

Gillian Murray
Sherry FitzGerald
8 Main Street
Blackrock Co. Dublin
A94 X9W0
T: 01 2880088
M: 087 638 9977
E: gillian.murray@sherryfitz.ie

MORTGAGE ADVICE

For mortgage advice talk to
Emmet Farrelly
T: 01 2880088
M: 087 1245891
E: blackrock@sherryfitz.ie

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.