

# Breslin

## FOR SALE

**39 BELMONT LAWN  
GALLOPING GREEN, BLACKROCK  
DUBLIN A94V978**



Breslin & Company are delighted to bring to the market this bright and spacious detached 4-bedroom family home of c.125 sq.m./1,345 sq. ft. This owner-occupied home, built ca. 1989, is wonderfully secluded and superbly positioned within a most sought after development. It is conveniently situated adjacent to a host of amenities including several sought-after primary and secondary schools in the Stillorgan, Blackrock and Foxrock areas. University College Dublin is also located nearby. Excellent transport links are located close by including; QBC, N11 and M50, the DART at Blackrock and the Luas at Sandyford, which provide ease of access to and from the city centre and surrounding areas. Enjoying an enviable and generous south-west facing rear garden, in a secluded cul-de-sac with a set-back position from the road. The property offers bright and well-appointed accommodation overall. €675,000 asking price.

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## ACCOMMODATION

### **ENTRANCE HALL**

6.6m x 2.30m with guest WC& WHB

### **LOUNGE 5.3m x 3.86m**

With feature fireplace and bay window.  
Open arch doorway to diningroom.

### **LOUNGE**



### **DININGROOM 4.01 x 2.81m**

With sliding door to rear garden.



### **KITCHEN / BREAKFASTROOM**

### **6.60m x 3.15m**

With a full complement of wall and floor fitted kitchen units. Integrated Siemens oven/grill and oven/microwave. Siemens ceramic electric hob. Zanussi integrated dishwasher. Zanussi integrated washer/dryer. Zanussi integrated fridge/freezer.



### **UPSTAIRS:**

### **BEDROOM 1 2.90m x 4.40m**

Double bedroom. With 3 x double wardrobes & vanity dress.



### **Ensuite - 1.5m x 2.4m**

With double-shower & Triton T90Si electric Shower.

The above particulars are issued on the understanding that any negotiations respecting the above property will be conducted through this firm. While every care has been taken with their preparation we do not hold ourselves responsible for any inaccuracy herein and nothing contained in the particulars will constitute a contract.

**BEDROOM 2** 3.30m x 3.00m  
With built-in wardrobes. Polished floorboards.  
2.62m x 2.82m with built-in wardrobe.

**BEDROOM 3** 2.80m x 2.65m  
With single wardrobe.

**BEDROOM 4** 2.40 x 2.65m  
With polished floorboards.

#### **MAIN BATHROOM**



**CENTRAL HEATING**  
Gas-fired central heating on radiators. Dual immersion in hotpress.

**GARDENS**  
Rear: South-west facing garden laid out in lawn;  
Front: lawn with shrubbery; driveway area  
Two side entrances.



**SERVICES**  
All services are connected to the property.

**FLOOR AREA**  
C1345 sq.ft. / 125 sq.m.

**TITLE**  
Freehold

**WINDOWS:** uPVC double-glazed  
throughout. Replaced in 2003.

**BER:BER Energy Rating: D2**  
BER No. – 108417049

**PRICE** €675,000

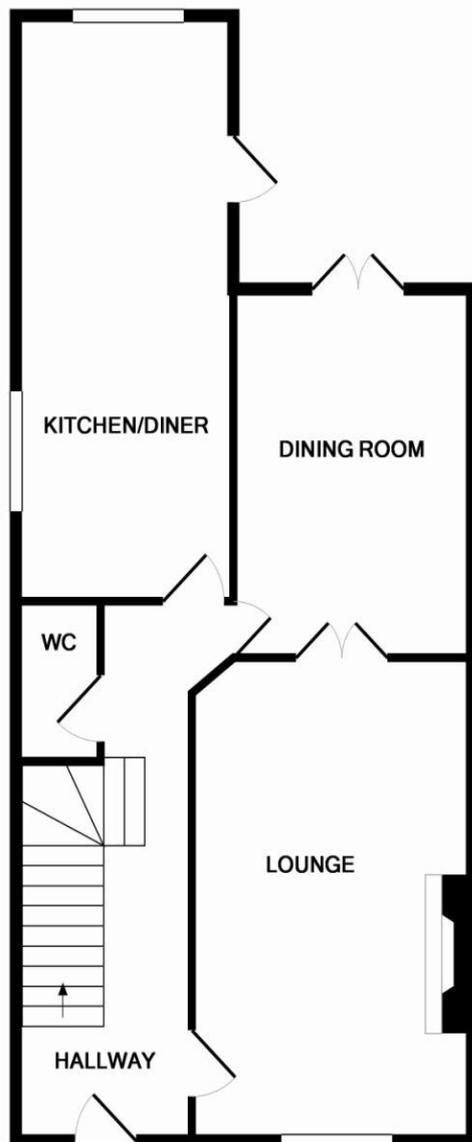
**VIEWING** Strictly by Appointment only.



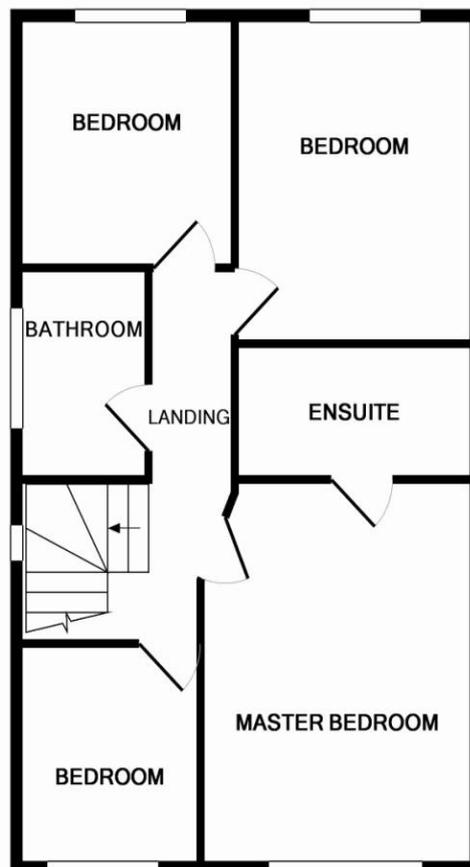
**DIRECTIONS**  
From Stillorgan, continue southbound on N11. After Brewery Road junction, passing Beech Court on left side, take the next left turn onto slip road at the Galloping Green public house. Directly after the pub, take the next turn left into Belmont Estate. Take second turn left around the Green. No. 39 Belmont Lawn is in cul-de-sac at right side of t-junction.

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## FLOOR PLANS



GROUND FLOOR



1ST FLOOR

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  
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