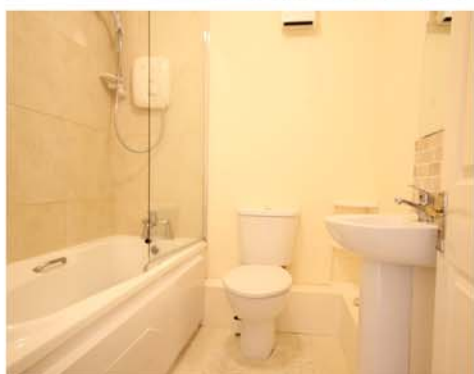


# 30 Bellevue Court, Booterstown, Co. Dublin.



## Two bedroom second floor apartment



Fine apartment in popular residential location beside a multitude of amenities.





Living Room



Bedroom 1



Bedroom 2

## THE PROPERTY

- Attractive two bedroom second floor apartment in distinctive modern building in great location near Tara Towers Hotel, the DART, bus routes & numerous amenities.
- Convenient to shops, restaurants, sports & leisure facilities, schools & colleges, UCD campus, St. Vincent's Hospital, Merrion Shopping Centre; also to Blackrock, Donnybrook, Sandymount & Ballsbridge. Very accessible to Dublin city centre.
- No. 30 extends to 47 sq.m (505 sq.ft.) & comprises entrance hall, livingroom & dining area with southerly orientation & sun balcony, fitted kitchen, bathroom, two bedrooms.





Kitchen



Bathroom

Floor Plans

## ACCOMMODATION SCHEDULE

**Entrance Hall:** 1.19m x 3.88m

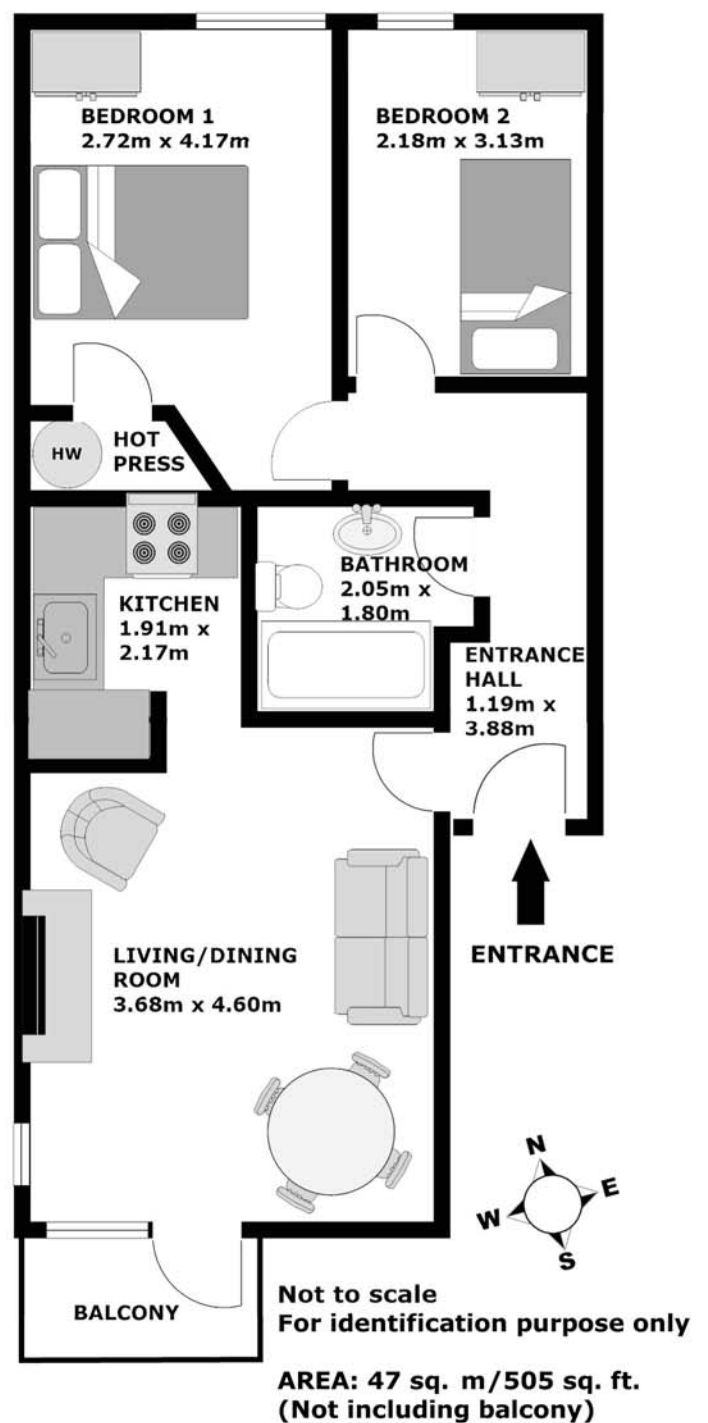
**Living/Dining Room:** 3.68m x 4.60m  
with access to balcony

**Kitchen:** 1.91m x 2.17m  
with a full range of presses and built-in appliances

**Bedroom 1:** 2.72m x 4.17m  
with built-in wardrobe and hotpress

**Bedroom 2:** 2.18m x 3.13m  
with built-in wardrobe

**Bathroom:** 2.05m x 1.80m  
Tiled with quality sanitary ware







## LOCATION MAP

ORDNANCE SURVEY LICENCE NO. AU0009510 ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND

### TERMS:

For Sale by Private Treaty

### VIEWING:

Strictly by appointment.

### BER Details:

BER F

BER No.10394930

Energy Performance Indicator: 427.19 kWh/m<sup>2</sup>/yr



**01 631 8402**  
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www.irishmortgage.ie



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