

For Sale

Asking Price: €895,000

Sherry
FitzGerald



31 Belmont Lawn, Blackrock,
Co. Dublin, A94 HX85



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Sherry FitzGerald are delighted to present 31 Belmont Lawn to the market. Behind its attractive red-brick façade lies an exceptional family home that has been cleverly designed to an impressive standard. Offering generous room proportions, stylish interiors, and superb comfort throughout, this four-bedroom detached residence is ideally positioned within a quiet cul-de-sac in this highly sought-after development.

The accommodation is both bright and beautifully presented. Upon entering, a welcoming entrance hall provides a convenient guest WC. To the front, a spacious living room enjoys an attractive outlook to the front and a box bay window. Double doors open through to the dining or additional family room located to the rear of the house which also provides French doors to the rear garden, another internal door leads through to the separate kitchen. The kitchen/dining room features an extensive array of built in floor and base units, this impressive space provides for a seamless connection to the rear garden and side access door that leads through to the garden.

Upstairs, the bright and contemporary theme continues with a spacious landing and hot press. There are four well-proportioned double bedrooms, including a superb principal bedroom with a stylish en-suite. A large family bathroom completes the first-floor accommodation. To the rear the garden features an attractive lawn area with patio capturing the evening sun, perfect for outdoor dining in the summer months ahead. To the front there is a cobblelock driveway with parking.

The location is second to none. Conveniently situated just off the N11, the property enjoys easy access to Blackrock and Stillorgan and Foxrock villages with their excellent selection of cafés,

restaurants, specialist shops and shopping centres. Transport links are exceptional, with the Luas, N11 Quality Bus Corridor and nearby M50 all within easy reach. The area is also renowned for its outstanding choice of both primary and secondary schools, also within striking distance are an abundance of sporting and leisure facilities like Westwood Gym and Fitness Centre, Leopardstown Race Course and Golf Centre and Leopardstown Tennis Club.

Combining generous living accommodation, high-quality finishes and a superb location, 31 Belmont Lawn represents a rare opportunity to acquire a truly exceptional family home in one of South Dublin's most desirable residential areas.

SPECIAL FEATURES

- Large, detached family home.
- Double glazing & gas fired central heating
- Parking in the driveway
- Quiet cul de sac location.
- Sunny private rear garden
- Close to Stillorgan and Blackrock & Foxrock
- Good transport links on the N11, QBC and Luas at Sandyford.
- Recently re-decorated
- EV charger installed

ACCOMMODATION

Floor Area: 120sq.m. / 1,292sq.ft. approx.

Entrance Hall Tiled floor with radiator cabinet downstairs storage
Guest w.c With wash hand basin and wc.

Living Room Lovely bright room overlooking the front with built in feature fireplace, ceiling coving, bay window to the front, wooden style flooring.

Kitchen/Breakfast Room This dual aspect room features an extensive array of modern wall and base units and integrated appliances. Dining area and x2 windows flood the room with natural light. Tiled flooring. Access to the garden.

Family Room/Dining Room Separate family room, double doors from the living room lead through – French doors provide access to the rear garden. Tiled flooring. TV point.

Landing Recessed lighting, access to attic and hot press.

Bedroom 1 Double bedroom with built in wardrobes. Door to: En-Suite Fully tiled with step in shower unit, wash hand basin, wc.

Bedroom 2 Double bedroom to the rear.

Bedroom 3 Double bedroom located to the rear

Bedroom 4 Smaller bedroom to the front with built in wardrobes.

Bathroom Fully tiled walls and flooring, double shower cubicle with attachment, wash hand basin and wc.

GARDEN

To the rear the garden features an attractive lawn area with patio capturing the evening sun, perfect for outdoor dining in the summer months ahead. To the front there is a cobblelock driveway with parking.

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Energy Performance Indicator: 177.05 kWh/m²/yr



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