



89 Churchwell Road, Belmayne, Balgriffin, Dublin 13

115 m²

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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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89 Churchwell Road, Belmayne, Balgriffin, Dublin 13

DNG are delighted to present to the market no 89 Churchwell Road, Balgriffin, Dublin 13. This stunning three-bedroom duplex comes to the market boasting two designated car spaces. This most attractive 3 bedroom residence oozes warmth and space which one would expect to find in a home of this quality. The property comprises a mixture of elegant and comfortable living space with its well proportioned rooms.

On entering the property you are greeted by a well-proportioned, bright hallway leading you to the large light filled kitchen. There is plenty of worktop space providing a range of space to cater for all your kitchen equipment. From the kitchen we are lead into a stunning living area with balcony that overlooks the beautiful communal garden. A downstairs bathroom completes the first floor accommodation. Upstairs consists of 3 bright and spacious bedrooms. The master bedroom (with en suite) and second bedroom are well-proportioned and both boast a bright and airy feel. All rooms are a good size and provide plenty of room for storage. A fully tiled family bathroom completes this level.

Located just off the Malahide Road within walking distance of numerous amenities including an array of boutique shops and restaurants at Northern Cross, Clarehall S.C., Father Collins Park and the Hilton Hotel. The area is serviced by excellent public transport links and the M50 & M1 Motorways are a short distance away. Viewing is highly recommended.

Accommodation

Kitchen - 7.627m x 2.069m

Tiled, fully fitted with plenty of worktop space.

Living room - 6.288m x 4.869m

Laminate wood floor, provided access to balcony.

WC - 1.64m x 1.5m

Fully tiled, WC, hand wash basin.

Bedroom 1 - 5.263m x 2.719m

Carpet, built in wardrobes.

Ensuite - 1.84m x 1.554m

Fully tiled, shower, hand wash basin, WC.

Bedroom 2 - 4.35m x 2.7m

Carpet, built in wardrobes, access to balcony.

Bedroom 3 - 3.2m x 2.069m

Carpet floor.

Bathroom - 1.84m x 2.2m

Fully tiled, bath, hand wash basin, WC.

BER: B1

BER No. 110752540

Energy Performance Indicator: 122.22 kWh/m²/yr



Features

- Double glazed windows.
- Gas fired central heating.
- Modern quality interior design.
- Two designated car spaces.
- Spacious accommodation throughout.
- Management fee approx €1,250 (includes below)

**The new owner will become a member of the Owners Management Company (KPM). The owner will have to pay an Annual Service charge, which may increase once warranties expire. The owner may have to pay into a sinking fund to cover future major maintenance and repairs to the common areas.*

View By Appointment

Asking Price: €250,000

