



2J Belarmine Drive, Belarmine, Stepaside, Dublin D18TX27

Beirne
& Wise

For Sale By Private Treaty



A stunning, three bedroom duplex penthouse, enjoying an ideal corner position with expansive, elevated views of the sea encompassing Killiney Hill and Howth Head, mountains and local terrain. No. 2J is located in Belarmine, Stepside; a well-established development built by Castlethorn Construction. No. 2J features stylish décor, large picture windows and French oak floors. The spacious accommodation extends to 107sq.m/1,152sq.ft. approximately, it is laid out over two floors, and it is presented in excellent decorative condition throughout. The accommodation comprises an entrance hall with cloaks closet, three double bedrooms (1 ensuite) and a family bathroom on the first floor. Upstairs is open plan with a kitchen, and a very large bright living/dining room with large picture windows allowing light to floor through the room. There is a guest w.c. and store room on this level. There is off street parking, visitor parking, bicycle lock up and landscaped communal gardens.

Belarmine is conveniently located within easy access of Stepside and Sandyford Villages with their range of amenities. Local schools include Gaelscoil Taobh na Coille, Educate Together School Stepside and Rosemount. Belarmine itself is well serviced with a shopping plaza, crèche, medical centre, community centre, shops and local transport links, including the LUAS at Glencairn (1.3km approx.), and the No. 47 & 44 bus routes. Belarmine is within an easy commute of the M50, Sandyford and Leopardstown Business Parks, and the Dundrum Shopping Centre.

Special Features

- Modern development amidst landscaped gardens
- 3 bedroom duplex penthouse
- Stylish décor throughout
- Stunning views

Accommodation

HALL

6.56m x 1.08m

With storage closet and staircase leading upstairs

BEDROOM 1

4.00m x 3.40m

A large double bedroom with feature corner windows affording panoramic views. There are built in wardrobes and an ensuite shower room

ENSUITE

With a tiled floor, partially tiled walls, w.c., wash hand basin. and a walk in tiled shower cubicle with shower fitting.

BEDROOM 2

3.48m x 3.00m

A double bedroom with a picture window and built in wardrobes





BEDROOM 3
 3.09m x 2.87m
 A double bedroom to the front aspect, with built in wardrobes

BATHROOM
 2.37m x 2.00m
 With tiled floor and partially tiled walls, w.c., wash hand basin and a bath with shower fitting

FIRST FLOOR
 A staircase with polished wooden balustrades leads to the top floor

LIVING/DINING ROOM
 8.07m x 3.82m
 A bright and expansive room with several large windows, it features a glass block wall divider secluding the kitchen, and French oak wooden floors throughout

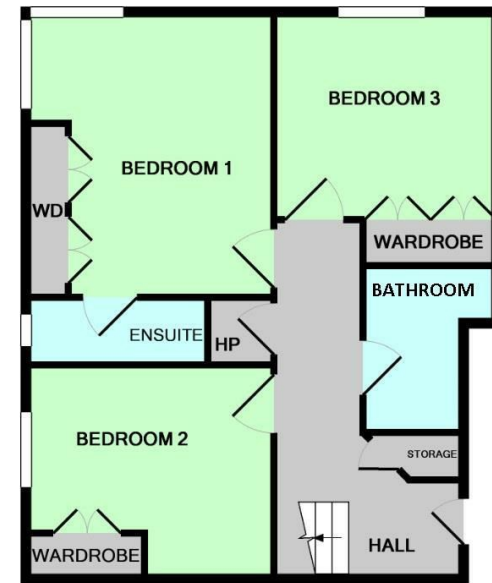
GUEST W.C.
 With French oak floor, a w.c. and a wash hand basin.

KITCHEN
 5.95m x 2.80m
 A stylish kitchen complete with a comprehensive range of cream wall and floor units, with tiled splashback and granite counter tops. The integrated appliances include Bosch gas hob, stainless steel extractor fan, oven, fridge freezer, dishwasher and a washer/dryer.

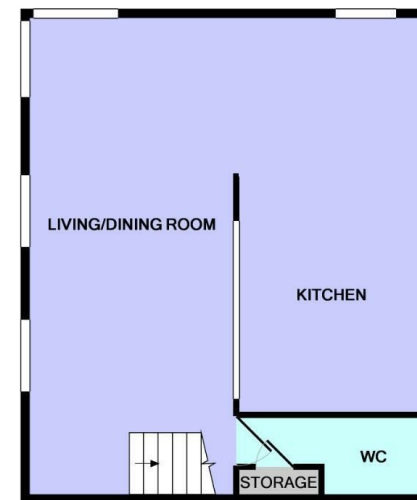
SERVICE CHARGE
 €1,735 per annum (subject to change)

B E R
 BER No. 109701151
 Output 142.52kWh/m²





GROUND FLOOR



1ST FLOOR

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