

# SMART RESIDENTIAL



**70 Belmayne Park South ,  
Belmayne, Dublin 13**

**BER B3**

**FOR SALE**

**Asking price €295,000**

**smartproperty.ie**

PSRA Licence No: 003506



**SMART Property are delighted to present to the open market No.70 Belmayne Park South, Belmayne, Dublin 13, a spacious two-bedroom 1st floor apartment. This property was constructed c.2006 and following recent decoration, is presented in a vacant and move in ready condition, offering any buyer a bright and contemporary property in a modern city suburb.**

Upon entering viewers are greeted by a freshly decorated hallway with laminate wooden flooring throughout. To the right of the main entrance, you will find the quiet and tranquil master en suite bedroom offering a generous space, having a built-in wardrobes and wooden laminate flooring going hand in hand with the en suite bathroom which is finished with a shower decorated in a large, modern porcelain tile. Adjoining the master bedroom is the light filled open plan living and kitchen area which is located at the front of the dwelling, this welcomes a bright spacious area with corner floor to ceiling windows, with access to an east facing private balcony. Just of the living area, you will find the main bathroom, which has fully tiled flooring and partially tiled walls with a large mirror being the centre piece of the bathroom. To the front of the hallway, you will find the bright and spacious second double bedroom boasting wooden laminate flooring and a large built-in wardrobe. This property boasts two hidden storage rooms one of which is currently as a hot press room, storing the water tank. The property boasts access to a communal private garden area, maintained by the management company, overlooks the Belmayne park, gas central heating throughout, integrated kitchen



appliances with newly installed washer dryer, private permit parking to the front of the building and a high energy rating.

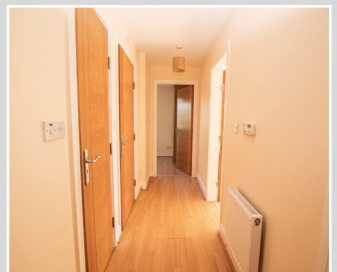
Overall viewers will appreciate the ability to move in with little to no maintenance or refurbishment as this property is in turnkey condition, offering a blank canvas for any buyer to place their own style and décor throughout.

Belmayne Park is located very closely from an abundance of local amenities including Shopping centres, recreations parks and transport links. Some of which include Clarehall Shopping Centre, Donaghmede Shopping Centre, and the award winning Father Collins Park which provides a children's playground, playing fields and a running track which is located walking distance from the subject property. Apartment 70, Belmayne Park South is within an excellent catchment area of both primary and secondary schools, including the newly built Belmayne Educate Together National School. The



area is hugely popular with commuters due to the easy access to the city centre. The Dart station in Clongriffin is only 15 minute' walk away. There are Dublin Bus services on the Malahide Road the No. 15, bus which is now a 24-hour bus service, also serves the property. The M1 / M50 motorways and Dublin Airport are less than 15 minutes' drive from the property. This property will certainly interest several potential buyers, both first time and downsizers alike.

Viewing would be highly recommended to appreciate the potential of this large two bed two bath apartment. Please do not hesitate to contact the SMART office to arrange your viewing. Viewing would be highly recommended to appreciate the potential of this large two bed two bath apartment. Please do not hesitate to contact the SMART office to arrange your viewing.





## ACCOMMODATION:

### Living Kitchen area: 4.8m x 4.2m

- Open plan living area with easterly aspect.  
Plenty of light through floor to ceiling windows.

### Master Bedroom 3.8m x 3.2m

- Fitted Wardrobes. Laminate flooring throughout.

### Masterbed En suite

- Tiled shower suite. WHB pedestal.

### Second Bedroom 3.0m x 2.2m

- Fitted Wardrobe. Laminate flooring throughout.

### Main Bath 2.4m x 1.8m

- Half tile floor to ceiling with bath suite.

### Hallway

- Two storage areas, one containing Water Tank.  
Laminate flooring throughout.

OVERALL: 70 SQ. M

## PROPERTY FEATURES

- Two bedrooms (Master and double)
- Two bathrooms (main bathroom and ensuite)
- Open plan living /dining with Fully fitted kitchen.
- Double glazed UPVC windows throughout
- Gas central heating
- Service Charges approx €2200 - Management Company OCPM
- Designated On street Parking

Agent: David Higgins

Smart Property | No 1 Main Street

Clongriffin | Dublin 13

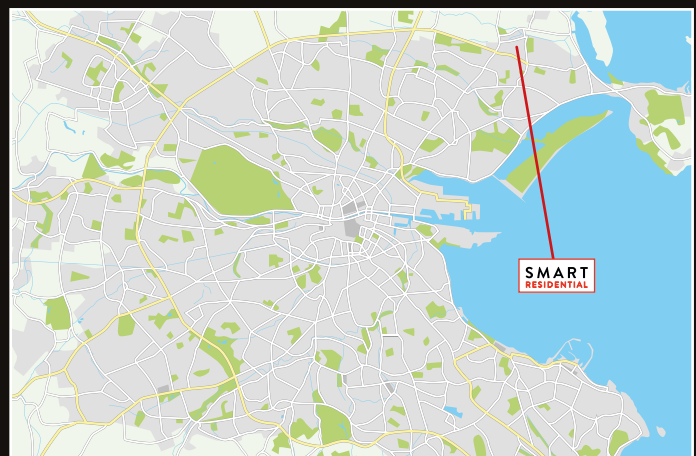
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