

For Sale

Asking Price: €345,000

Sherry
FitzGerald



47 Belfield Park, Stillorgan Road,
Blackrock, Co. Dublin, A94 AE08

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BER E1



Floor Plan



Situated in this most convenient location, No.47 Belfield Park is a tastefully presented one-bedroom, top floor apartment which is situated in this desirable development just off the N11, with the QBC and DART at Booterstown nearby, just 5km from the city centre. A fantastic opportunity awaits a variety of discerning purchasers; from first time buyers to those looking to trade down or seeking a lucrative investment opportunity.

The well-appointed accommodation is perfectly suited to the demands of modern living and has been well maintained, with warm and versatile accommodation throughout. The accommodation comprises; entrance hall with ample storage which includes a cloakroom and a large attic space. T

here is a spacious living/dining room with access through to the south facing, private balcony that expands to almost the full width of the apartment. The separate, fully fitted kitchen leads through a glass panelled door from the living room. The double bedroom is a good size with a south facing window overlooking the balcony. The spacious bathroom completes the accommodation in this fine apartment.

The balcony offers a great space to relax and dine 'al fresco'. Belfield Park offers ample parking available to both residents and visitors. There is a secure bike shed and beautifully manicured communal gardens.

No. 47 is further enhanced by its superb location and is adjacent to the exclusive St. Helens, Radisson Hotel - Belfield Park is on a quality bus corridor with excellent bus services to the city centre; convenient to the Luas line at Sandyford/Stillorgan and within walking distance of Booterstown and Blackrock. It is located on

one of the main arterial routes into Dublin City Centre with easy access to the M50, Dublin Airport and surrounding counties. The area is host to a wealth of amenities including local shops, gourmet restaurants, bars and UCD Belfield to name but a few. A well laid out apartment in a superb location – viewing comes advised.

SPECIAL FEATURES

- Lovely one bedroom third floor apartment.
- Walking distance to UCD.
- Stillorgan and Blackrock village close by.
- Secure bike lock-up
- Close to transport routes – N11, QBC, DART
- Ideal location
- GFCH
- TV and Phone points
- Management fee €1300
- Access to lift

ACCOMMODATION

Floor Area: 43sq.m. / 463sq.ft. approx.

Entrance Hall Bright open hallway, wood flooring, ceiling coving.

Cloakroom with room for hooks and shelving.

Living/dining Room Bright open living room with gas fireplace and wood mantle, wood flooring, glass double doors leading out on to a large South facing, private balcony. Dining area with room for table and four chairs.

Kitchen Separate kitchen with floor and wall hung kitchen units, tiled floor and backsplash. Oven with 4 x ring gas hob. Washing machine, fridge/freezer, stainless steel sink, breakfast bar.

Bedroom Spacious double bedroom with built in wardrobes, room for bedside tables, large South facing window looking out on to private balcony, carpet flooring.

Bathroom Large bathroom with bath and shower, floor and wall tiles. Wash hand basin with wall mounted mirror, glass shelf and fitted lighting, WC.



GARDEN

The balcony offers a great space to relax and dine 'al fresco'. Belfield Park offers ample parking available to both residents and visitors. There is a secure bike shed and beautifully manicured communal gardens.



BER

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.