

Hamptons

INTERNATIONAL



3 Belmont Gardens, Donnybrook, Dublin 4, D04P8P4

4  5  3 

GUIDE PRICE




£1,690,000

(€1,950,000)

Property details



Attributes

-  **Private parking**
-  **Garden**
-  **Refurbished**

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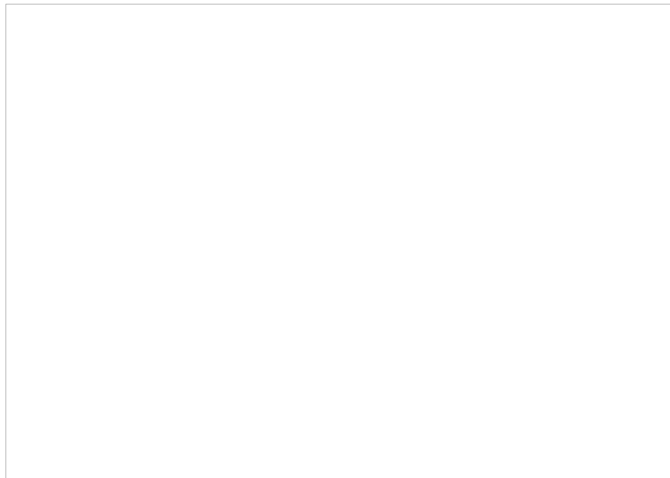
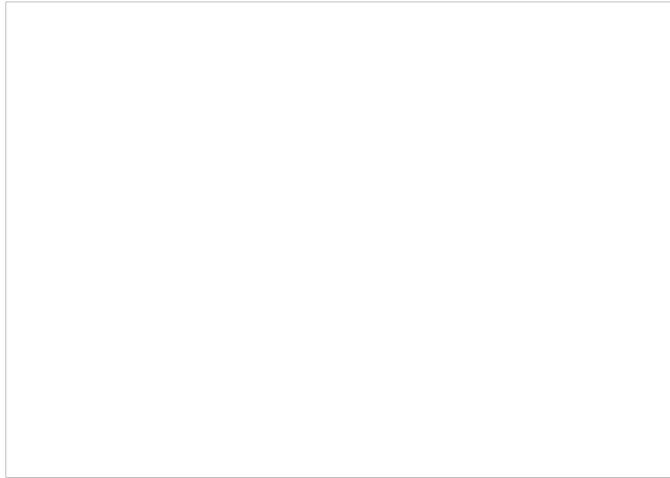
Description

4 bedroom house for sale Extensively refurbished and extended with great flair and meticulous attention to detail, 3 Belmont Gardens now provides a stunning home in turnkey condition situated between Donnybrook, Ballsbridge and Ranelagh in the heart of Dublin 4. This charming residence seamlessly combines all the character and convenience for contemporary living. An outstanding feature of the property is the stunning, light-filled kitchen/dining/family room to the rear of the property enjoying direct access into the beautifully landscaped back garden, which benefits from a sunny southeast facing orientation. Situated within easy reach of a wide range of excellent amenities, school, transport links and parks, this extended property is sure to be of interest to a wide audience. There is a fresh modern tastefully presented interior, which is ideally suited to a purchaser looking for something ready for immediate occupation. Beyond the attractive façade, the property has generously proportioned accommodation with natural light flooding the space. The accommodation comprises; entrance hall with a guest w.c and a living room with pocket doors leading to the drawing room. To the rear of the property is a large kitchen/dining room which is open plan to the family room and direct access to a separate utility/boot room. There are also two large glass sliding doors leading to the beautifully landscaped sunny rear garden. The bespoke kitchen features an extensive range of modern fitted floor and wall units, a large island unit as well integrated appliances. On the first floor there are four double bedrooms (two rooms with an en-suite), as well as a contemporary family bathroom. On the second floor there is a large attic room with a separate shower room. The southeast facing rear garden measures 59ft (w) x 42 ft, it is completely private and is laid in grass with a large decking area, mature hedging/trees and a large patio area which is ideal entertaining friends and al fresco dining. The front garden is mainly laid in gravel to provide ample off-street parking set behind gates. Belmont Gardens is an attractive road of well-appointed attractive family homes tucked away in the heart of Donnybrook. Situated just over 3 kilometers (approx.) from St. Stephen's Green in this well established and mature residential location. This fine property enjoys an almost unparalleled sense of convenience with Donnybrook, Ranelagh and Rathmines on its doorstep. As well as being surrounded by a wealth of amenities to include local shopping at Morehampton Road, some of Dublin's premier schools are within walking distance. It is also just a gentle stroll down to the Luas stop in Ranelagh. This is a wonderful opportunity to purchase a period family home on what is widely regarded as one of Donnybrook's premier roads, Belmont Avenue. Entrance Porch With tiled flooring, arch entranceway and double glass doors. Entrance Hall With tiled flooring, picture rails, ceiling coving, decorative arch, alarm panel and built-in under stairs storage. Guest W.C. With tiled flooring, w.c. and wash hand basin. Living Room With a bay window to the front, ceiling coving, picture rails, natural stone open fire and pocket doors to the drawing room. Drawing Room Dual aspect room with a natural stone open fire, ceiling coving, picture rails, recessed lighting, tv/phone points, skylight and double doors to the rear garden. Kitchen With wooden flooring, ceiling coving, a picture window overlooking the rear, a range of modern floor and wall units, marble countertops, twin stainless steel sink with drainer, plumbed for dish washer, integrated microwave, integrated oven/hobs, large island unit with breakfast bar, under cabinet lighting and open plan to the dining/family room. Dining/Family Room Dual aspect room with wooden flooring, tv/phone points, a picture window to the rear, a bay window to the front, feature fireplace and two large glass sliding doors to the rear garden. Utility/Boot Room With tiled flooring, a door to the front and rear garden, plumbed for washer/dryer, provision for fridge/freezer, built in storage units and access to the boiler room. Landing With access to eve storage, skylight and ceiling coving. Bedroom 1 Double room with a bay window to the front, built in wardrobes, ceiling coving, a feature arch window, recessed lighting and a door to the en-suite. En-Suite With wooden flooring, a window to the rear, w.c. wash hand basin, built in shelving, large walk-in shower, ceiling coving and a chrome wall mounted heated towel rail. Bedroom 2 Double room with a bay window to the front, built in wardrobes, ceiling coving, built in shelving and a door to the en-suite. En-Suite With tiled flooring and tiled walls, wash hand basin, w.c. shower, chrome wall mounted heated towel rail, built in shelving and ceiling coving. Bedroom 3 Double room with built in wardrobes, two windows to the rear, ceiling coving and picture rails. Bedroom 4 Double room with a window to the front, ceiling coving and picture rails. Family Bathroom With tiled flooring, a bath with shower attachment, separate shower, ceiling coving, recessed lighting, w.c. wash hand basin, chrome wall mounted heated towel rail and a window to the rear. Attic Room Double room with built in wardrobes, a window to the rear, access to eve storage, recessed lighting and built in shelving. Shower Room With tiled flooring, access to eve storage, w.c. wash hand basin with storage, recessed lighting, shower, a window to the rear and a chrome wall mounted heated

towel rail.

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Floor plan



Location



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