




Raymond
Potterton

36 The Boulevard, Belgree, Tyrrelstown, Dublin 15, D15 DH74

€445,000


BER B3





Elegant four bedroom family home extending to c.124 sq.mt in Bellree, Dublin 15

This attractive home features a tasteful cream render complemented by red brick detailing, with modern PVC windows and the benefit of its own private front door access.

36 The Boulevard, Belgree, Tyrrelstown, Dublin 15, D15 DH74

 1334.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

Upon entering, you are welcomed by a bright entrance hall leading to a convenient guest w.c. The ground floor offers a comfortable lounge along with a spacious open plan kitchen and dining area, ideal for both everyday living and entertaining.

On the first floor, there is a generously sized bedroom complete with ample storage, fitted wardrobes and ensuite. Also on this level is a second living area featuring an insert electric fire, creating a versatile living space, along with a well-appointed bathroom.

The top floor comprises three additional bedrooms, providing plenty of accommodation for family, guests, or home office use.

To the rear, there is a nicely sized garden, along with the added convenience of rear access leading to two allocated parking spaces.

Located in the sought-after area of Belgree in Dublin 15, this home enjoys a superb balance of suburban tranquillity and urban accessibility.

A wide range of local amenities are within easy reach, including shops, reputable schools, and a variety of cafés and restaurants.

Excellent transport links are nearby, with easy access to the motorway network, making commuting straightforward.

Dublin city centre is just a short drive away, typically reachable in approximately 20–25 minutes, offering all the benefits of city living while enjoying the comfort of a well-established residential neighbourhood.

This is a fantastic opportunity to acquire a spacious, well-located family home in one of Dublin 15's most convenient and desirable areas.

The property comprises of an entrance hall, kitchen/dining room, guest w.c, 2 living rooms, 4 bedrooms (main ensuite) and bathroom.





FIXTURES & FITTINGS

All flooring, carpet, blinds, curtains, oven, hob, extractor fan, fridge/freezer and electric car charger are included in the sale.

ACCOMMODATION

Entrance Hall

11'5" x 4'3"

With wooden flooring and front door with glass inserts.

Lounge

12'0" x 10'3"

With wooden flooring.

Kitchen / Dining Room

16'6" x 9'7"

With tiled flooring, built in wall and floor units, newly installed high gloss kitchen with centre island, oven, hob, extractor fan, dishwasher, washing machine and door to rear garden.

Guest w.c.

5'9" x 4'11"

With tiled flooring, w.c and w.h.b.

Livingroom

16'7" x 11'0"

With wooden flooring, feature fireplace with electric insert.

Bedroom 1

14'8" x 9'7"

With carpet and built in wardrobes.

Ensuite

8'6" x 5'8"

With tiled flooring, partially tiled walls, w.c., w.h.b. and shower.

Bedroom 2

14'8" x 10'4"

With carpet and built in wardrobes.

Bedroom 3

10'2" x 8'9"

With built in wardrobes.

Bedroom 4

9'9" x 7'5"

With carpet and built in wardrobes

Bathroom

7'1" x 5'9"

With tiled flooring, partially tiled walls, w.c, w.h.b and bath.

FEATURES

- Bright and spacious living accommodation
- Fitted wardrobes in all bedrooms
- Gas fired central heating
- PVC double glazed windows
- 2 allocated parking spaces
- Electric car charger
- B3 BER
- Management fee €259 per annum
- Popular residential development close to Town Centre
- Dublin bus on your doorstep
- 3km to the M3 Motorway

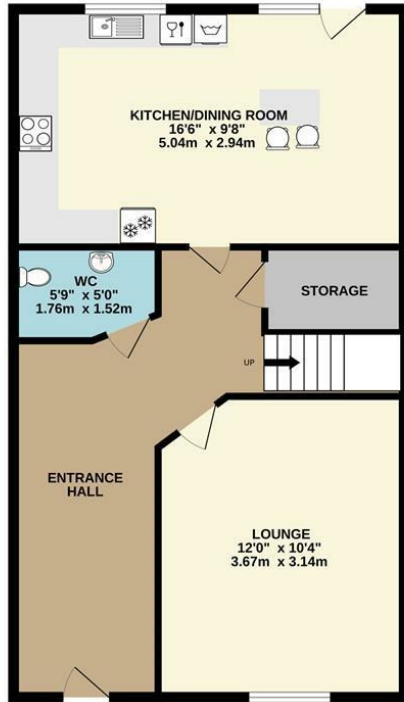
DIRECTIONS

EIRCODE D15 DH74



FLOOR PLAN

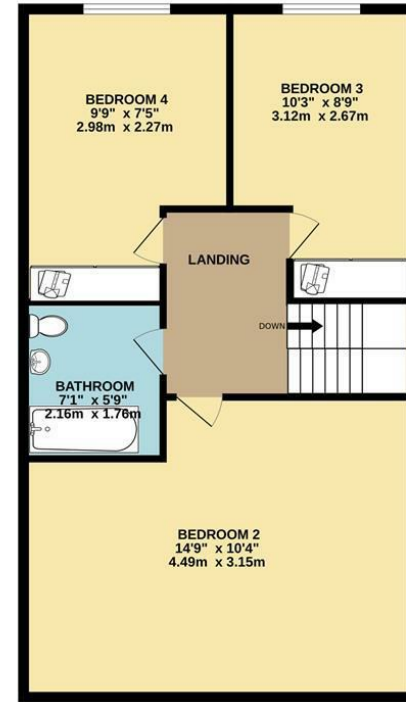
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1335sq.ft. (124.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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