

27 BELLEVILLE,
Blackhorse Avenue, Dublin 7, D07 E409



Turnkey 4 Bedroom Mid Terrace Home **BER B3**

Beautifully presented 4 bedroom mid terrace home with sunny south-facing garden situated in a quiet cul de sac within this well maintained residential development located off Blackhorse Avenue in Dublin 7





THE PROPERTY

- 27 Belleville is a beautifully presented 4 bedroom mid terrace home situated in a quiet cul de sac within this well maintained residential development located off Blackhorse Avenue in Dublin 7. The property offers a sunny south facing rear garden, a strong B3 BER rating, and a range of high quality upgrades throughout, making it an ideal choice for buyers seeking a stylish and move in ready home.
- The accommodation has been finished to an excellent standard. The ground floor features wide plank oak engineered flooring, while upstairs benefits from hardwearing walnut effect flooring for a warm and contemporary feel. The kitchen has been recently upgraded in years and fitted with Siemens appliances. The utility room has been shelved to maximise storage. A high efficiency boiler installed in 2019 supports strong energy performance. The home offers superb storage, including fully floored attic spaces and bespoke understairs storage drawers.
- The first floor includes three bedrooms, one of which is ensuite, together with a modern family bathroom. The primary suite occupies the entire second floor, featuring a generous double bedroom, a walk in wardrobe and a private ensuite, creating a superb retreat separate from the main living spaces.
- A standout feature is the south facing rear garden, providing a bright and private outdoor space ideal for dining, relaxing or children's play. The property also benefits from a designated parking space, generous visitor parking, and attractively landscaped green areas throughout the development.
- The location offers excellent accessibility to a wide range of amenities. A short stroll brings you to the Phoenix Park, while the surrounding area includes popular neighbourhoods such as Stoneybatter, Cabra and Ashtown, all offering cafés, shops and local services. Nearby schools include Christ the King, St. John Bosco, St. Vincent's CBS, and Cabra Educate Together.
- Transport links are strong, with several Dublin Bus routes, the LUAS at Cabra, and Ashtown train station, all providing easy access to the city centre and beyond.

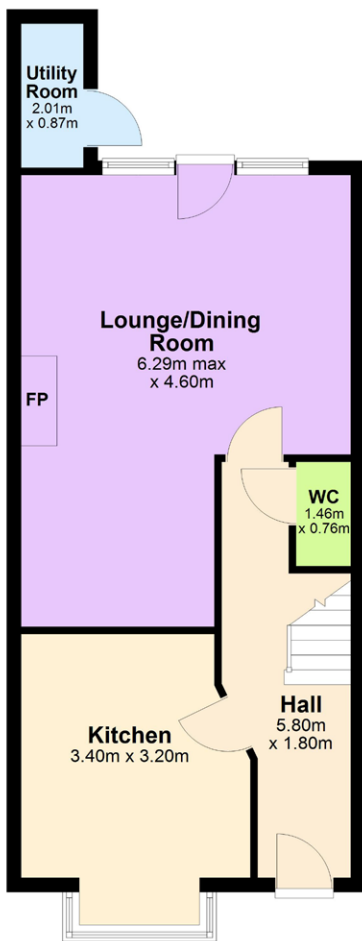




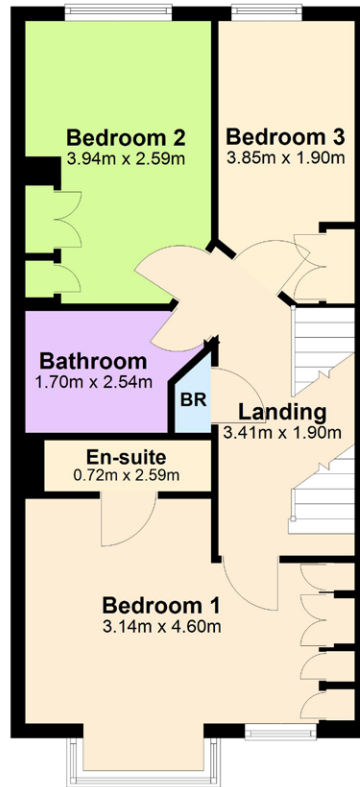
KEY FEATURES

- 4 bedroom mid terraced home in a quiet cul de sac
- Sunny south facing rear garden
- B3 BER rating
- Wide plank oak engineered flooring downstairs
- Hardwearing walnut effect flooring upstairs
- High efficiency boiler (installed 2019)
- Two fully floored attic storage spaces
- Bespoke under stairs storage drawers
- Fully shelved utility room
- Siemens kitchen appliances (2021)
- Fibre broadband to the door
- Designated parking space
- Development with generous green open spaces
- Short walk to the Phoenix Park
- Close to Stoneybatter, Cabra & Ashtown
- Excellent transport links: Dublin Bus, LUAS Cabra, Ashtown train station
- Nearby schools: Christ the King, St. John Bosco, St. Vincent's CBS, Cabra Educate Together

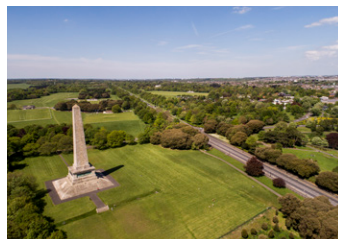
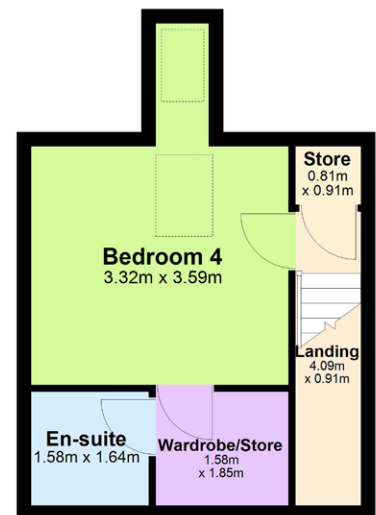
Ground Floor

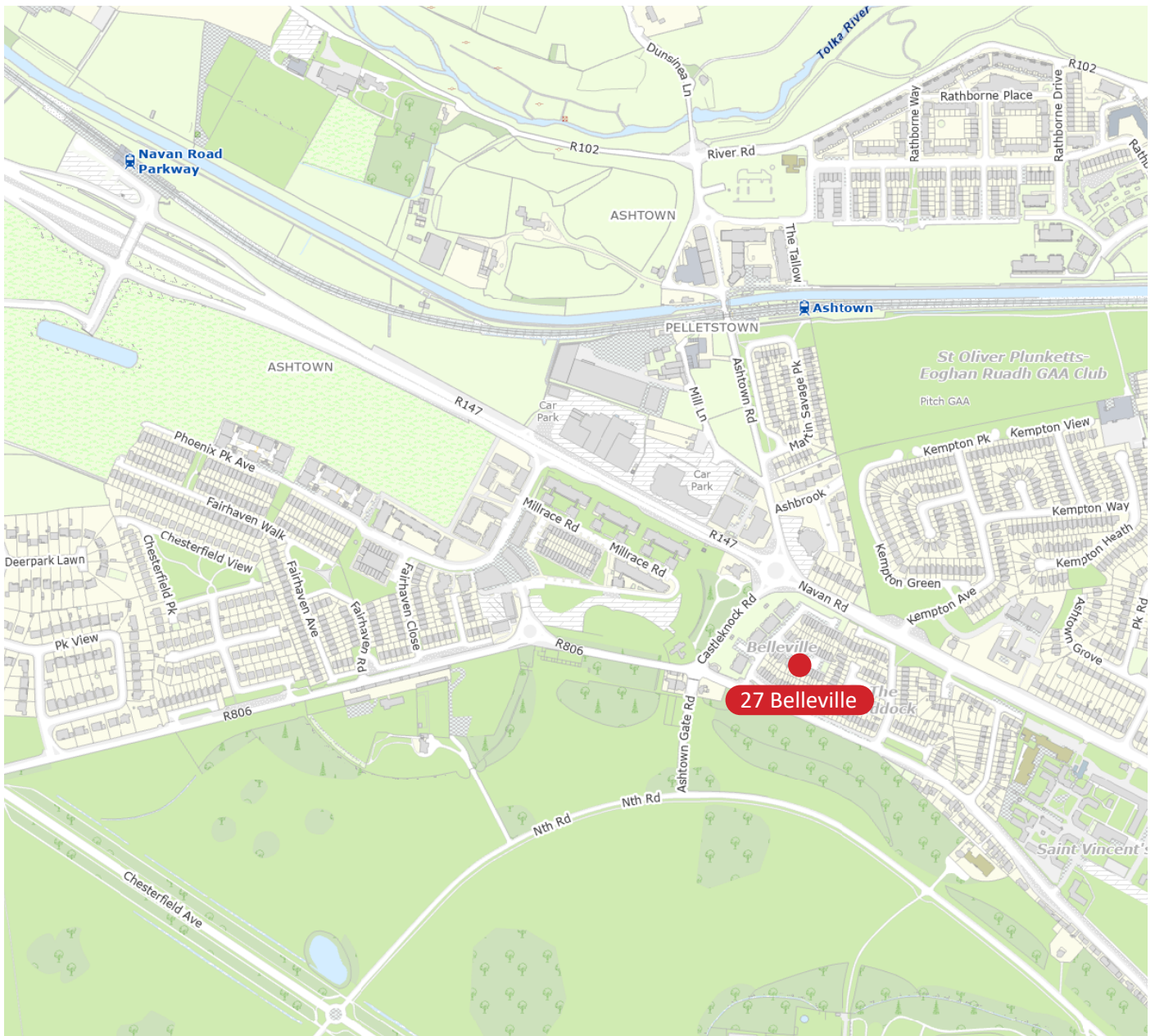


First Floor



Second Floor





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SERVICE CHARGE:
Currently €438 per annum

TERMS:
For Sale by Private Treaty

VIEWING:
Strictly by appointment.

BER Details:
BER B3
BER No. 110021862
Energy Performance Indicator: 138.16 kWh/m²/yr



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