

# 29 BELMONT LAWN

*Stillorgan, Dublin 18*

**FOR SALE**



BER C3



## 29 BELMONT LAWN

No. 29 Belmont Lawn offers exceptional living accommodation extending to approximately 145 sq. m /1560 sq. ft. This property is sure to appeal to families seeking space, comfort, and convenience.

This detached four-bedroom residence is ideally located in a quiet cul-de-sac just off the Stillorgan Road, providing a peaceful setting with excellent accessibility to surrounding amenities and transport links. No 29 is presented in immaculate condition throughout and offers a flexible layout that suits everyday family life. Its combination of space, comfort, and convenience makes it a great option for families looking to settle in a popular neighbourhood.











## ACCOMMODATION

Upon entering you're welcomed by a spacious hallway that sets the tone for the homes generous proportions. To the left is a bright TV room featuring large windows overlooking the front garden. To the right lies a substantial, light-filled living room, also front-facing, which flows seamlessly into the dining room through interconnecting doors. The dining area with French doors opens onto the rear patio and garden and provides access to the well-appointed kitchen. The kitchen is fitted with a range of wall and floor units and fitted appliances, it also benefits from ample natural light and incorporates a practical eating area. Just off the kitchen is a convenient utility room with a door to a side passage and rear garden, while a downstairs WC completes the ground floor accommodation. Upstairs, there are four well-proportioned bedrooms, each enjoying excellent natural light. All bedrooms include fitted wardrobes, while the main bedroom also benefits from a modern ensuite shower room. Two of the bedrooms offer views over the rear garden. A spacious family bathroom and a large shelved hot press are conveniently accessed from the landing.











## LOCATION • FEATURES

The front of the house offers street parking behind secure gates and is complemented by an mature and well maintained garden. To the rear, the garden the generously sized landscaped garden is primarily in lawn with paved area. A garden shed offers additional storage, tow convenient side entrances provide easy access to the garden. A beautifully cared for garden this outdoor area is perfect for outdoor dining and summer barbecues.


The rear garden is private and mature, with a sunny patio that's ideal for relaxing or hosting guests. Inside, the house is in excellent condition and offers a flexible layout that suits everyday

family life. Its combination of space, comfort, and convenience makes it a great option for families looking to settle in a popular neighbourhood

For leisure and recreation, residents can avail of nearby Carysfort Park, Foxrock Golf Course, UCD Sport & Fitness Centre, and West Wood Club. Just minutes away, the scenic Seapoint coastline featuring the historic Martello Tower and well-loved coastal walks leading to Dún Laoghaire's East and West Piers offers even more to explore and enjoy around the area.


### VIDEO

Click link below to view the virtual tour

 [29 Belmont Lawn Video](#)

### LOCATION MAP

Click below to view the location map for 29 Belmont Lawn.

 [A94 DX60](#)



### SIZE

145 sq. m / 1560 sq. ft.

### BER

BER: C3

BER No: 108169921

Energy Performance Indicator: 45.53 kWh/m<sup>2</sup>/yr

### FEATURES

- Spacious accomodation
- Prime location
- Two gated side passages for easy rear access
- Sunny rear patio
- Main bedroom includes modern ensuite
- Gas fired central heating
- Double glazed windows throughout

## VIEWING

By appointment with Knight Frank.

## CONTACT



**Tara Jerman**

Senior Sales Negotiator

Assoc SCSi

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## THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please [click here](#) to get in touch with our team of experts.

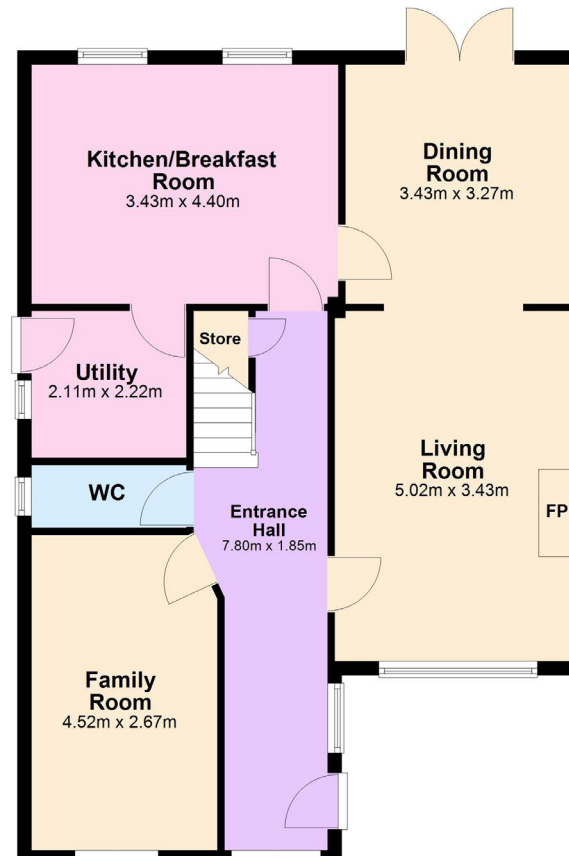
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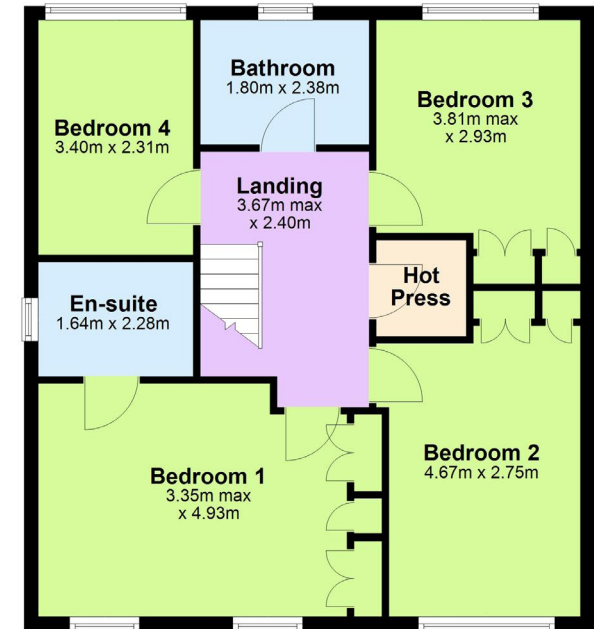
E: [residential@ie.knightfrank.com](mailto:residential@ie.knightfrank.com)

# FLOOR PLANS

Ground Floor



First Floor



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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