



3 Cairnfort, Stepaside, Dublin 18

 **HUNTERS**
ESTATE AGENT

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BER C3



For Sale by Private Treaty

Hunters Estate Agent are delighted to bring to market this well presented, bright and spacious detached family home extending to approximately c.200sq.m / 2,150 sq.ft. No. 3 Cairnfort enjoys an enviable location close to the entrance of this quiet, family friendly development. The property is presented in excellent decorative order having been well maintained and stylishly upgraded over the years by the current owners. Throughout there are generous proportions and a wonderful quality of light abounds. To the rear a landscaped garden with westerly aspect is laid out in artificial lawn with granite sun terrace and has the benefit of a chalet office space and a garden room with hot tub. This fine house offers the opportunity to acquire a turnkey family home in a sought-after location.

Upon entering the property, one is welcomed by a generous hall with staircase rising to the first floor. To the right is a useful office which could serve also as a playroom while to the left is a living room opening through to the well-equipped kitchen/breakfast room. There is a separate utility off the kitchen with a door to the side passage. To the rear is a wonderful large drawing room with bay window and feature fire surround which opens through to a conservatory. A guest w.c completes the ground floor accommodation. Rising to the first floor a spacious landing leads to a grand main bedroom with ensuite and three further double bedrooms. To the front off the second bedroom is a lovely balcony ideal for al fresco morning coffee. A stylish main shower room completes the accommodation at this level.

Outside to the rear is a wonderful low maintenance landscaped garden with a westerly aspect. The garden is laid out in a thoughtful combination of artificial lawn, granite paving and raised specimen planted beds with granite edging. There is dual gated pedestrian side access. To the back of the garden is set a useful chalet style wooden home office which is wired for electricity. Set on the other side is a garden room containing a large four-person hot tub allowing for a dip in even inclement weather. To the front of the house a drive leads up to a cobblelock parking area with ample space which is bordered by raised planted beds and a silver birch. Dual gates pedestrian side access leads to the rear garden.

Cairnfort is a well maintained, mature development. Ideally located, with a host of amenities available in nearby Stepside Village. Sandyford, Leopardstown, Stillorgan and Foxrock villages are all within easy reach and offer an array of specialist shops, restaurants, coffee shops and delis. Dundrum Town Centre and Stillorgan Shopping Centre are within a short commute.

SPECIAL FEATURES

- » Detached four-bedroom family home
- » Extending to 200 Sq.m/ 2,150 Sq.ft(excluding home office)
- » Four spacious double bedrooms
- » Ensuite main bedroom
- » Chalet home office in garden (15.36sq.m/166sq.ft)
- » Garden room with hot tub
- » Low maintenance landscaped rear garden with artificial grass.
- » Westerly rear aspect
- » Off street parking
- » Dual pedestrian side access
- » Walking distance to Stepside Village
- » Adjacent to the new Cruagh greenway
- » 15 min walk (5 min cycle) to Leopardstown Valley Luas stop
- » Gateway to the Dublin mountains
- » Easy access to M50 and the road network
- » All appliances, carpets, curtains, blinds, and light fittings included in sale.

The area also benefits from many recreational amenities including several golf courses, Kilternan Tennis Club, Rugby and GAA Clubs, with marine activities in nearby Dun Laoghaire. There is horse riding, hill walking and mountain biking readily available in the nearby Dublin Mountains. Some of Dublin's best primary and secondary schools are within easy reach including two national primary Schools in Kilternan, Thaobh Na Coille Gael Scoil in Belarmine, Stepside Educate Together and various secondary schools within close proximity. Excellent transport links are close by including the M50, N11, several bus routes and the LUAS green line at Glencairn providing ease of access to and from the city centre and surrounding area. A recent addition to the development is the access to the new Cruagh Wood Greenway which provides a new pedestrian and cycleway access to the Leopardstown Valley Luas Stop.

Viewing is highly recommended.



ACCOMMODATION

HALL

6.65m x 1.40m (21'9" x 4'7")

White oak effect flooring, ceiling lights, alarm panel, staircase to first floor.

W.C

White oak effect flooring, wall mounted sink, towel ring, w.c, ceiling light, mirror.

OFFICE/PLAYROOM

4.51m x 2.96m (14'9" x 9'8")

White oak effect flooring, window blind, curtain pole, ceiling light, door to under stairs storage.

FAMILY ROOM

4.33m x 3.21m (14'2" x 10'6")

White oak effect flooring, radiator cover, ceiling light, bay window, window blinds, curtain pole, double doors to kitchen breakfast room.

KITCHEN/BREAKFAST ROOM

3.26m x 6.24m (10'8" x 20'5") max

White oak effect flooring, built in grey painted wall and floor units. Stainless steel sink with draining board, Whirlpool freestanding fridge freezer, Belling wine fridge, Kenwood microwave, Hotpoint oven, Candy four ring gas hob, Neff integrated dishwasher, ceiling lights.

UTILITY ROOM

1.38m x 2.09m (4'6" x 6'10")

White oak effect flooring, Bosch washing machine, power point freezer, Baxi gas boiler, ceiling light, built in storage, door to side passage, fuse board.

DRAWING ROOM

4.49m x 5.77m (14'8" x 18'11")

White oak effect flooring, bay window, curtain pole, ceiling lights, feature limestone fire surround with limestone hearth and gas fire, built in bookshelf, t.v point, built in entertainment unit, double doors to conservatory.

CONSERVATORY

3.37m x 3.13m (11'0" x 10'3")

White oak effect flooring, ceiling fan and light. Electric heater, double doors to patio and garden.

FIRST FLOOR

LANDING

White oak effect flooring, pull down Stira to attic, curtain pole, recessed lighting, door to hot press with insulated immersion tank and wooden shelving.

BEDROOM 1

5.75m x 4.41m (18'10" x 14'5")

White oak effect flooring, recessed lighting, bay window, curtain pole, window blind, large built in wardrobe, t.v point, surround sound speakers.

ENSUITE

2.71m x 2.00m (8'10" x 6'6") max

Tiled floor and walls, sink with vanity unit, corner glass and chrome shower enclosure, recessed lighting, mirror, towel rail, w.c.

BEDROOM 2

4.5m x 4.45m (14'9" x 14'7") max

White oak effect flooring, large built wardrobe, curtain pole, window blind, ceiling light, French doors to balcony.

BALCONY

3.02m x 1.18m (9'10" x 3'10")

Covered balcony with decking, external light & steel balustrade.

BEDROOM 3

4.26m x 3.23m (13'11" x 10'7")

White oak effect flooring, ceiling light, bay window, window blind, curtain pole, recessed lighting, large built-in wardrobe.

BEDROOM 4

3.51m x 3.21m (11'6" x 10'6")

White oak effect flooring, ceiling light, curtain pole, window blind.

FAMILY SHOWER ROOM

2.68m x 2.11m (8'9" x 6'11")

Tiled floor and part tiled walls, large glass and chrome shower enclosure, heated chrome towel rail, rainfall shower head. Mirror, pedestal sink, towel ring, curtain pole, w.c, towel rail, recessed lighting.









OUTSIDE REAR GARDEN

Landscaped rear garden laid out in an attractive and low maintenance combination of artificial lawn, specimen planted beds raised beds with granite edging and granite patio. Bounded by timber fencing throughout. Outdoor lighting, outside tap. Dual gated pedestrian side access.

HOME OFFICE CHALET

3.92m x 3.92m (12'10" x 12'10")

Excellent home office or storeroom. Wired for electricity. Wooden floor, ceiling light, glazed windows, fuse board.

HOT TUB GARDEN ROOM

3.66m x 2.99m (12'0" x 9'9")

Wired and plumbed with four-person Arctic Spa hot tub.

FRONT GARDEN

Large cobblelock drive and parking area, low maintenance specimen planted beds, silver birch, dual gated side access to rear garden.

BER

Rating: C3

BER No: 114484843

Energy Performance Rating: 218.28 kWh/m²/yr

VIEWING

Strictly by prior appointment with sole selling agents. Hunters Estate Agent Rathfarnham on 01 493 5410 or email: rathfarnham@huntersestateagent.ie.



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