



5 The Rise, Carrickmines Manor

Carrickmines, Dublin 18 D18 XY63

Morrison
Estates



For Sale by Private Treaty

This is a well presented three bedroom end of terrace family home of c. 110 (1,184 Sq.Ft)) set out in this prime upmarket family development off Glenamuck Road and situated at the foothills of the Dublin mountains in the heart of Dublin 18.

The accommodation comprises a large entrance hall, large bright open living room with separate modern kitchen, reception room/ third bedroom used as study or playroom, guest wc and separate utility room. Upstairs there are two very large double bedrooms, the master bedroom is ensuite and there is a main family bathroom. There is also a large feature sunny balcony off the landing area which may offer further opportunity to covert to a fourth bedroom (STPP). Outside has a charming private courtyard garden with garden shed and secure rear access door leading to landscaped gardens. To the front there is designated off street parking with additional visitor spaces.

Carrickmines Manor, off Glenamuck Road, is superbly located and easily accessible to Stepside Village, Leopardstown Shopping Centre and The Park Carrickmines Retail Park with their selection of retail and service outlets and an excellent choice of best local schools, churches and Dundrum Town Centre and village with its choice of major retail stores, cinema, theatre, restaurants and bars. The M50 is in on the doorstep and Sandyford and Stillorgan Business Parks, Beacon Hospital and Hotel, Beacon South Quarter and Clayton Hotel are also easily accessible. There are excellent public transport facilities available nearby including the 63, and 46d and the LUAS at Carrickmines or Ballyogen is also a short walk away. There is also the N11, University College Dublin and the City Centre and also the 44N Nitelink Service from the City Centre.

There is a vast choice of sporting and recreational amenities in the nearby area which include Leopardstown Racecourse, Westwood Club, a selection of Golf and pitch and putt courses, rugby and football clubs, driving range, scenic walks, Kiltarnan Ski slope and various equestrian facilities. Enniskerry Village and Powerscourt House and Gardens are a short drive away. Walk to the Kiltarnan Country Market on a Saturday morning, and the newly opened Fernhill Park and Gardens at Stepside is also nearby.

Features

- Currently rented with tenant on notice to vacate, but could also be an opportunity for an investor requiring an investment property fully tenanted
- Bright, spacious interior designed accommodation c. 110 Sq. M (1,184 Sq. Ft)
- Feature modern architect designed property
- Feature full length window in entrance hall and landing to maximise natural light
- Fitted carpets, timber flooring, curtains, light fittings and built-in kitchen appliances namely oven, hob, extractor fan, fridge/ freezer, microwave and dishwasher included in the sale
- Modern kitchen with range of bespoke units, quality integrated NEFF appliances and worktops
- Hardwood double glazed windows
- Digital burglar alarm system
- Modern timber flooring throughout living area
- Living accommodation designed to maximise the family experience
- Sun trap courtyard with paved patio area; with access to large landscaped communal gardens, a high degree of privacy and a southerly aspect
- Off street parking to front, landscaped planting, side access to rear garden
- Close to the M50, The Park Retail Park, Sandyford, and Stillorgan Business Park and LUAS extension

Accommodation

Reception Hallway: 5.2m x 1.87m, with hall entrance door, timber floor, Digital Burglar alarm panel, recessed lighting, telephone point, doors opening to reception rooms and guest wc and utility room, stairs opening to landing

Living Room: 6.38m x 4.16m, with feature fireplace, timber flooring, recessed lighting, t.v. point, French doors opening to courtyard patio and and opening to

Kitchen: 3.67m x 2.42m, with an extensive range of fitted units, worktops, Neff oven, hob and extractor fan, Indesit dishwasher and fridge/freezer, Franke stainless steel sink unit, tiled flooring and picture window overlooking front aspect

Bedroom Study, TV room, Playroom: 4.77m x 3.43m, with bay window overlooking courtyard, timber floor

Bedroom (Master): 6.21m x 2.95m, with feature window to front aspect, and bay window feature to rear, oak wooden flooring, extensive range of wardrobe units and door to

En-Suite Shower Room: 3.07m x 1.20m, with fully tiled walls and floor, large shower area, wash hand basin and wc, window to front

Bedroom 2: .4.81m x 3.18m, with range of built-in wardrobes, timber flooring and window overlooking front

Sun Terrace Area: 4.12m x 4.10m, overlooking courtyard and views

Bathroom: 2.45m x 1.75m, with suite comprising bath with shower over, large corner shower, wash hand basin, wc, tiled walls, ceramic tiled floors, recessed lighting

Outside to front: Designated parking forecourt to front. Side gate access to rear courtyard area.

Sun courtyard with wonderful large patio paved area and storage shed, a high degree of privacy due to prime end of terrace location, south facing aspect and door leading to extensive communal landscaped gardens.

Service charge

€650 per annum approximately (covering costs of bins and communal gardens upkeep).





Viewing: By prior appointment

BER: C2

BER Number: 104647425

Energy Performance Indicator: ?? kWh/m²/yr

BER C2



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