



12 The Courtyard

Stepaside Park, Stepaside, Dublin 18.

Morrison Estates



For Sale by Private Treaty

An absolutely immaculate modern Townhouse in a lovely courtyard setting with four bedrooms make this the perfect family home presented in pristine condition throughout which is ready to walk into within this upmarket family development. There is a well maintained, mature landscaped rear garden design to the rear.

The accommodation is laid out over three levels with generous proportions and briefly includes an entrance hall, kitchen and large open plan living area and guest wc on ground floor. On the first floor there is a large master bedroom ensuite to front and another double bedroom and bathroom to rear. On the second floor there is another double bedroom with ensuite and bedroom to rear, as well as hot press storage.

Stepaside Park, built by McGarrell Reilly, is a deservedly exclusive, popular development with extensive landscaped green spaces which are ideal for families. Superbly located off the Enniskerry Road, within walking distance of Stepside Village with it's expanding range of neighborhood services including the famous Step Inn, restaurants and cafes, and a choice selection of retail and service outlets. Dundrum Town Centre, Leopardstown Shopping Centre and Carrickmines Retail Park are all conveniently located. Within easy access to the M50 there is also excellent public transport facilities including the Luas which is a short walk away. A regular bus service which serves the N11, Dundrum, University College Dublin and the City Centre.

The area has a large selection of south Dublin's very best schools including two Gaelscoils, Educate together, Kilteran Church of Ireland, Our Lady's of the Wayside as well as Rosemont Girls School all close by. There is a vast choice of sporting and recreational amenities in the nearby area which include Leopardstown Racecourse, Westwood Club, local cycling clubs, a selection of golf and pitch & putt courses, driving range, the recently opened Fernhill Gardens, Kilternan Ski Centre and various equestrian facilities, Rugby, GAA, and Soccer Clubs. Enniskerry Village, Powerscourt House, Gardens and Waterfall and the 5 Star Powerscourt Hotel are a short drive away.

Features at a glance

- Well proportioned, bright, spacious accommodation laid out over three levels c. 138 Sq.M (1,485 Sq. Ft)
- Modern interior designed family home over three levels
- Bright, well appointed, immaculate interior with tasteful colour schemes- absolute walk-into condition
- Fully fitted modern kitchen design with range of integrated kitchen appliances and opening to a bright living room to rear used as dining/family area overlooking rear garden
- Can be sold with the current furniture set if required
- Gas Fired Central heating
- Well appointed bathrooms with quality finish
- PVC Double Glazed windows
- Burglar Alarm system
- Extensive telephone and television points throughout the property
- Mature, landscaped rear garden with feature decking area and garden shed
- Highly convenient location close to a wide choice of local amenities, Stepside Village, Sandyford Business Park, Dundrum Town Centre, LUAS and the M50

Accommodation

Reception Hallway: with tiled flooring, digital burglar alarm, phone points, and ceiling coving

Living Room: 6.12m x 4.99 with oak timber flooring, feature open fireplace with stone surround, , under stairs storage, TV point, door doors to rear garden

Kitchen: 3.21m x 2.47m kitchen with a range of built in kitchen units and range of built in appliances including 4 ring gas hob, extractor fan, dishwasher and integrated fridge freezer, stainless steel sink, ceramic tiled floors, window to front aspect

Guest WC: off entrance hallway comprising wc and wash hand basin, tiled floor and window to front

UPSTAIRS ON FIRST FLOOR THERE ARE TWO BEDROOMS:

Master Bedroom: 4.68m x 3.13m with window overlooking front aspect, timber floors, built in wardrobes and door to

En- Suite Shower Room with step in shower tray, wc, whb, part ceramic tiled walls, ceramic tiled floor

Bedroom 2: 4.08m x 3.14m with range of built in wardrobes, timber floors and window overlooking rear garden aspect

Bathroom: 2.23m x 1.68m with white bathroom set with telephone shower over, wc, whb, tiled floor and window to rear

UPSTAIRS TO SECOND FLOOR THERE ARE TWO FURTHER BEDROOMS:

Bedroom 3: 4.15m x 4.14m with built in wardrobes, wooden floors and door to balcony overlooking front aspect

Ensuite: 1.89m x 1.78m with step in shower, tiled floor, wc and whb

Bedroom 4: 3.76m x 3.07m with wooden floors and window overlooking rear aspect

Shelved Hotpress with dual immersion

Management Co: Petra Property Management

Annual Service Charge: €800 Per Annum approximately

Outside

To front, there is a parking forecourt for these townhouses with parking at front. To the rear there is an extensive landscaped garden highlighting mature planting and flowerbeds to rear and sides. Astro turf, Storage shed.





Viewing: By prior appointment

BER: C1
BER Number: 108886136
EPI: 159.17 kWh/m²/yr

BER C1



Ground Floor



First Floor



Second Floor



morrisonstates.ie

Place your offer securely 24/7 through our transparent online bidding system and keep updated.

01 293 7100

Sandyford
10 Sandyford Office Park,
Sandyford, Dublin 18. D18 H5F1
Email: info@morrisonstates.ie
www.morrisonstates.ie

These particulars do not form any part of any contract and are given as guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, Morrison Estates & Lettings Ltd., or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessee shall be liable for any VAT arising on the transaction.
PSRA License No. 004334

Morrison Estates

PSRA 004334