



35 Belarmine Court, Stepaside, Dublin 18

 **HUNTERS**
ESTATE AGENT

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BER B3



For Sale by Private Treaty

Hunters Estate Agent is delighted to bring to market this very fine Castlethorn built, extended 3 bedroom semi detached house set in a sylvan setting with panoramic views of the Dublin Mountains. 35 Belarmine Court is presented in excellent order and well appointed throughout offering rooms of generous dimensions extending to c 138 sqm/1,488sqft. The property boasts a high specification fit out and has been tastefully decorated and modified by the present owners. The exacting standards of the interiors have been carried through to the private, landscaped garden.

This fine development, just off the Enniskerry Road, is very well managed and maintained and is tastefully landscaped throughout with the benefit of local shops, crèche and playground at hand. Stepside Village is but a leisurely stroll and the amenities and rural retreats at Kilternan and Enniskerry are but a short drive. The LUAS stop at the Ballyogan Road is a short walk away and the M50, Exit 14, is within easy reach.

There are also numerous shopping centres in close proximity including the Beacon South Quarter, Sandyford and Dundrum Town Centre. Belarmine is adjacent to Sandyford and Stillorgan Business Parks, Carrickmines Lawn Tennis Club, Leopardstown Race Course, Foxrock Golf Club and Westwood fitness centre. The property is convenient to a choice of renowned national, secondary and private schools.

SPECIAL FEATURES

- » Bright and well proportioned accommodation throughout
- » Extending to c. 138 sq. m/1,488sq.ft.
- » Rational double glazed windows
- » Thermostatically controlled radiators
- » Burglar Alarm
- » Satellite television and broadband
- » Gas fired central heating
- » Additional power points, both inside and outside
- » Quality Villeroy and Boch sanitary ware
- » Bosch kitchen appliances
- » Sunny south facing garden
- » Views of the Dublin Mountains
- » Fitted carpets, light fittings and kitchen appliances as listed are included in the sale





ACCOMMODATION

ENTRANCE HALL

5.55m(18'4'') x 2.05m(6'7'') (Max measurement).
Solid oak floors.

GUEST W.C.

White suite incorporating wash hand basin with mosaic tiled splash back and WC. Ceramic tiled floor.

LIVING ROOM

6.3m(20'6'') x 3.70m(12'1'')
Feature oak fireplace with marble inset and marble hearth incorporating a coal effect gas fire, Solid oak floors. Double doors to:-

FAMILY ROOM

6.10m(20'3'') x 3.37m(11'05'')
An Abundance of natural light provided by the wall to wall windows and Velux. Recessed lighting and solid oak floors, with door to the sunny south facing garden.

KITCHEN

2.95m(9'7'') x 2.45m(8'3'')
Range of shaker style fitted units incorporating illuminated granite worktop areas with mosaic tiled surround and a stainless steel Franke sink unit, quality Bosch appliances including built-in oven and 4 ring gas hob, stainless steel extractor fan, integrated fridge freezer and dishwasher. Recessed lighting with ceramic tiled floor.

DINING AREA

5.48m (18'.0'') x 4.05m(13'3'')
Recessed lighting and ceramic tiled floor.

UTILITY ROOM

Range of shelving units, area also plumbed for washing machine and ceramic tiled floor.

STAIRCASE TO FIRST FLOOR

LANDING

3.3m(10'8'') x 1.00m(3'3'')
Light filled space and access to a partially floored attic via a Stira staircase, Hot-press with insulated cylinder and dual immersion.

MASTER BEDROOM

5.3m(17'4'') x 3.66m(12'0'')
Superb range of floor to ceiling fitted wardrobes.

ENSUITE

3.72m(12'2'') x 1.26m(4'1'')
White suite incorporating a fully tiled shower unit, wash hand basin with tiled splash back, illuminated wall mirror and WC. Ceramic tiled floor.

BEDROOM 2

3.93m(12'9'') x 3.23m(10'5'')
Floor to ceiling double fitted wardrobes and library units.

BEDROOM 3

4.43.m(14'5'') x 2.01m(6'6'')
Floor to ceiling double fitted wardrobe.

BATHROOM

2.1m(6'9'') x 2.07m(6'7'')
White suite incorporating bath with tiled surround and shower attachment, wash hand basin with tiled splash back, illuminated wall mirror, heated towel rail, and WC. Ceramic tiled floor.

OUTSIDE

The front of the property offers ample parking. The side entrance leads to a delightful south facing garden extending to 20m x 5m laid out with a patio and lawn area boarded by an array of herbaceous bushes, mature trees and shrubs.

DIRECTIONS

Traveling along the Kilgobbin Road into Stepside village, take a right onto the Enniskerry Road. Take the next right into Belarmine and then take the second right turn and then a left, this will lead to Belarmine Court and number 35 is on the left hand side.

BER DETAILS

BER Rating: B3

BER No: 107415341

Energy performance rating: 148.03

MANAGEMENT COMPANY

Petra Management Company.

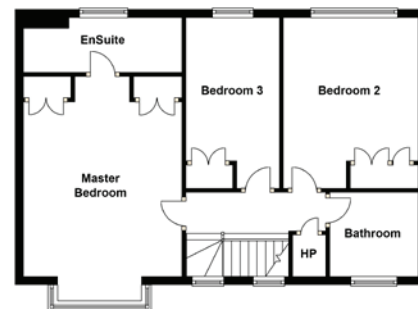
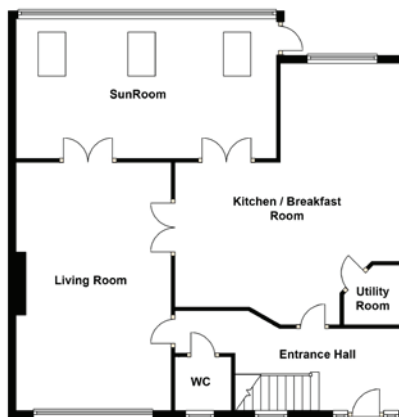
Service Charge of c. €355.00 per annum.

VIEWING

Strictly by appointment only with sole selling agents.

Hunters Estate Agent, City Centre on 01 289 7840 or

email: info@huntersestateagent.ie



FLOORPLANS

Not to Scale. For Identification Purposes Only.



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Terms and Conditions

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PSRA Licence no: 001631

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