



3 Cruagh Avenue, Stepaside, Dublin 18, D18 T201

BER C1





FOR SALE BY PRIVATE TREATY

An inviting bright three bedroom end of terrace family home which has been well maintained over the years and which has a warm welcoming and comfortable ambience throughout, and features an attic conversion giving great additional space. This property is ideally located within this upmarket, friendly private estate and it features a lovely garden to rear with fitted decking and wooden shed/Den area.

Accommodation includes bright entrance hall, modern kitchen, large living room, guest WC. Upstairs there are three bedrooms with large master bedroom ensuite and main bathroom. There are ladder steps from landing to a converted attic which is used as an office room and guest bedroom or den, which also has a velux window and eaves storage. Situated off Enniskerry Road beside Cairnfort in this established and highly regarded upmarket location just a few minutes from Stepside Village with its expanding range of neighbourhood services including Centra, Post Office, and a choice of food and service retail outlets, as well as Quattro Restaurant and the landmark Step Inn. There are a range of the very best amenities nearby including a wide range of the best schools including Our Lady of the Wayside, Kiltarnan NS, Stepside Educate Together, Gaeilscoil Thaobh na Coille Belarmine, as well as a range of excellent Creche facilities. Dundrum Town Centre is nearby as is the Park Retail Centre in Carrickmines. There are excellent public transport facilities available including a regular bus service on the Enniskerry Road also feeder to LUAS 118, 47, 44, and the LUAS and M50 are both a short drive away.

Sporting and recreational amenities in the nearby area include Gyms at Stepside and Westwood, DLR Leisure Services Stepside, Wayside and Old Wesley Rugby Clubs, Leopardstown Racecourse, Horse Riding Stables, Stepside Golf Club and various Cycling Clubs.

DISTINCTIVE FEATURES AT A GLANCE

- Built in 2003
- Exclusive location set off Enniskerry Road
- Bright well maintained accommodation c. 90 sq.m plus converted attic c. 10 sq.m
- Spacious and bright interior with added attic conversion feature
- Fitted timber floors, carpets, and kitchen appliances namely oven, hob, fridge/freezer, washing machine and dishwasher included in the sale
- Highly regarded local primary and secondary schools nearby
- Gas fired central heating
- Off street parking to front for 2 cars
- Mature garden to rear
- Decked rear garden with Shed/Den area
- Side passage has been covered in giving additional secure dry storage
- Excellent location within this upmarket development and just minutes from Stepside village

ACCOMMODATION

- Hallway:** 5.64m x 1.85m - A bright entrance hall, with timber flooring, leads to the kitchen to the front and living room to rear and downstairs w.c.
- Kitchen:** 4.65m x 2.7m - To the front of the property, with window overlooking front and range of kitchen units and timber counter tops and dining space.
- Living room:** 5.45m x 2.67m - The Living room spans the width of the rear of the house, and has a feature fire place with wood burning stove fitted, windows and double French doors opening onto the rear garden with decking feature and shed/den area.

UPSTAIRS

- Master Bedroom:** 4.26m x 3.54m - with feature bay window to front and range of built in wardrobes, and door to
- Ensuite:** 2.33m x 1m - with shower fitted, wc and whb and window to front.
- Bedroom 2:** 3.81m x 2.51m - with window to rear and range of built in wardrobes.
- Bedroom 3:** 2.84m x 2.08m - with window to rear and fitted wardrobes.
- Bathroom:** 2.51m x 1.76m - with bath and shower over, wc and whb and window to side.
- Attic:** 4.34m x 2.23m - converted attic store space which is used as office or guest bedroom. Eaves storage to side, velux window.

OUTSIDE

To the front there is offstreet parking for two cars with cobblelocked driveway and to the rear there is a large rear garden with decking feature and Shed/Den at rear of garden and mature planting. In addition the side passage has been covered in to give further dry storage ideal for sports equipment of bikes.

BER DETAILS

BER: C1
BER Number: 106016579

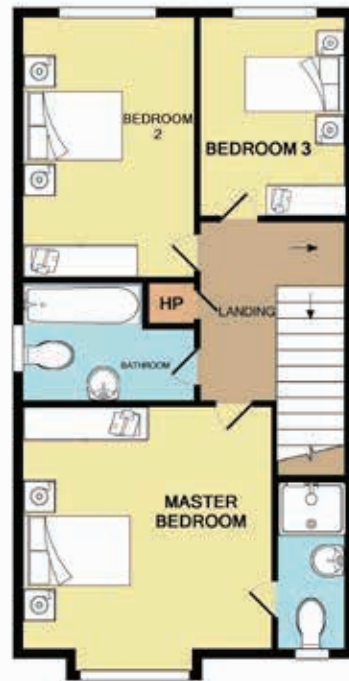
VIEWING: BY PRIOR APPOINTMENT

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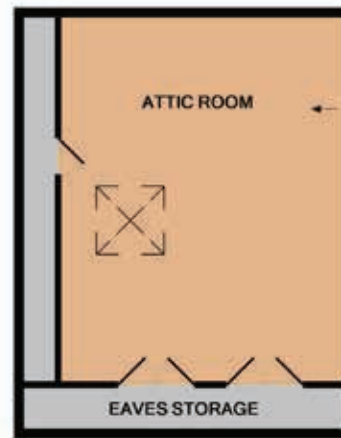




GROUND FLOOR



1ST FLOOR



ATTIC FLOOR



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