



## 6 The Stables

St Helens Wood, Booterstown, Co. Dublin

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Nestled in the exclusive and much sought after St. Helens Wood development in Booterstown, 6 The Stables is a beautifully extended and character filled home, offering an exceptional blend of charm, space and modern convenience. Featuring a granite and red brick façade, this home exudes a warm and inviting presence, while seamlessly integrating contemporary living with period charm.

Stepping inside, the accommodation is cleverly arranged over two levels. The ground floor comprises of three well-appointed bedrooms including a generous principal bedroom with ensuite, along with the stylish bathroom. To the rear a private courtyard garden provides a peaceful outdoor retreat, perfect for morning coffee or evening relaxation. A separate garden room which also houses the utility room adds to the practicality to the home. Upstairs the property truly comes to life, with a stunning open plan kitchen living and dining space. Boasting a vaulted ceiling with exposed feature beams, this impressive area is flooded with natural light, creating an airy and welcoming atmosphere.

Situated in one of South Dublin's most desirable locations, St. Helens Wood is a well-established and beautifully maintained development. Booterstown offers an unrivalled combination of coastal charm, excellent amenities and superb transport links. The property is within easy reach of Booterstown Dart station, providing a swift commute to Dublin city centre. Multiple bus routes along the Rock Road and N11 offer excellent connectivity while the M50 and the N11 provide easy access to the wider Dublin area. The area is home to some of Dublin's top schools including: Blackrock College, St. Andrews college, Coláiste Iosagain, Colaiste Eoin, Willow Park and Muckross. UCD is also just a short drive away. Blackrock, Stillorgan and Donnybrook are all within easy reach offering a fantastic selection of cafes, restaurants, boutiques and shopping centres. The nearby coastline and Booterstown nature reserve provide wonderful outdoor space for walking and leisure.

### Features

- Charming extended period property
- Meticulously renovated and upgraded
- Set in the heart of Booterstown
- Well proportional accommodation measuring approx. 85 sq.m./ 915 sq. ft
- Fitted carpets, curtains and kitchen appliances included in the sale.
- Gas fired central heating
- Bright, modern open plan kitchen/living/dining
- Excellent ceiling height throughout
- Close to local shops and amenities
- Minutes' walk from Booterstown DART station
- Private and secluded courtyard garden
- Ample car parking
- Management fee €700 per annum







## Accommodation

**Entrance Hall:** 1.77m x 6m (5'10" x 19'8") with tiled floor, ceiling coving, digital alarm panel, excellent range of smart understairs storage by Wedge with two additional double wardrobes

**Bedroom 1:** 2m x 3.7m (6'7" x 12'2") with beautiful multipaned window to the front, very good range of built in wardrobes, built in high sleeper with desk and shelving underneath by Wedge

**Bedroom 2:** 2.86m x 2.38m (9'5" x 7'10") with sliding sash window to rear, built in wardrobes, built in high sleeper, large desk and shelving underneath with inbuilt LED light

**Family Bathroom:** with tiled floor, antique style wash hand basin, wc, bath with telephone shower and monsoon shower head over, satinised window to the rear, fully tiled floors and walls

**Bedroom 3:** 4.25m x 2.92m (13'11" x 9'7") with window to the side, ensuite bathroom with fully tiled floors and walls, opaque window to the side, wc, compact wash hand basin, fully tiled step in Triton shower, expel air

**Terrace:** 3.25m x 5.92m (10'8" x 19'5") with Indian sandstone patio area

**Garden Room:** 2.29m x 2.06m (7'6" x 6'9") plumbed for washing machine and dryer, good range of built in shelving

**Kitchen/Living/Dining:** 6m x 6m (19'8" x 19'8") lined pitch pine floor, very large Velux windows to the rear, vaulted ceiling with painted timber cladding and feature beams throughout. Beautifully fitted artisan bespoke kitchen by Wedge design with marble work surfaces, an excellent range of floor and eye level units, undermounted stainless steel sink with inbuilt drainer, five

ring gas hob with stainless steel extractor hood over, hotpoint double electric oven, built in Indesit microwave, integrated Hotpoint fridge freezer, integrated Bosch dishwasher, feature island, built in bespoke cabinetry and shelving by Wedge

## BER Information

BER: D1. BER No: 104765136.

EPI: 227.98 kWh/m<sup>2</sup>/yr.

## Eircode

A94 CX54





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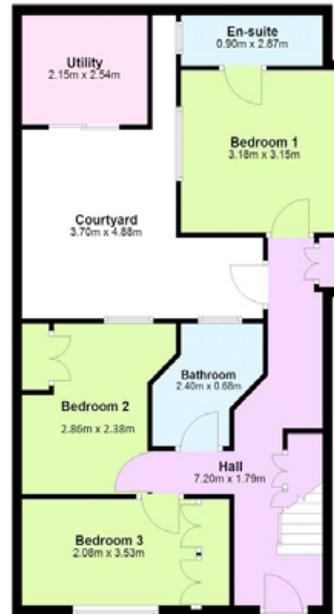
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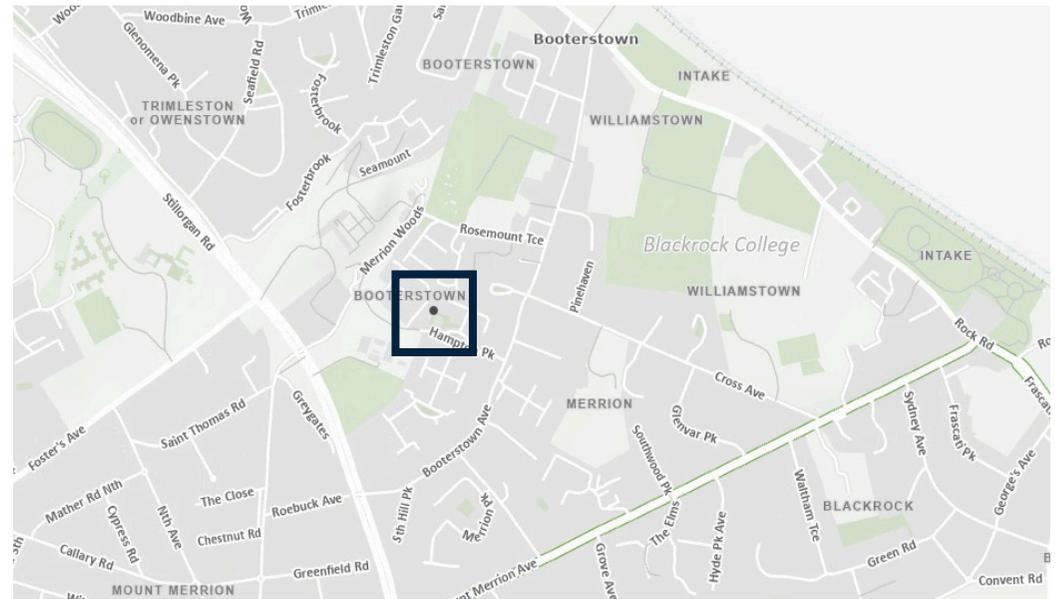
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FLOOR PLANS Not to scale - for identification purpose only.

First Floor



First Floor



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