



48 Stepside Park

Stepside, Dublin 18. D18 X659

Morrison Estates



For Sale by Private Treaty

Welcome to this stunning detached four/five bedroom family home with an attic conversion used as a fifth bedroom and /office/storage and a large architect designed kitchen extension to the rear with a south westerly facing aspect towards the mountains with a bright outlook, presented in absolutely pristine condition and set out in a private cul de sac location in this upmarket family development. There is a cobble locked forecourt driveway to front amid professionally managed landscaped grounds and a sunny south facing rear garden area which is set out in decking for sun trap along with a garden shed. The attic has velux windows to the north and south with views to Howth from the front and to the mountains at the rear. This modern and spacious property offers a perfect blend of comfort and style, ideal for families looking for a peaceful countryside yet convenient location.

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, top restaurants including Woodruff Quattro and Tapa, a Medical Centre and a choice selection of retail and service outlets. Dundrum Town Centre, Leopardstown Shopping Centre and Carrickmines Retail Park are all conveniently located nearby. Within easy access to the M50, there is also excellent public transport facilities nearby including the Luas which is a short walk away through a newly opened walkway beside Clay Farm. There is 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 Rosemount 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, Fernhill Park and 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. With its convenient location and modern amenities, Stepside Park is a perfect place to call home.

Features at a glance

- Prime location within Stepside Park
- Well proportioned, bright, spacious accommodation laid out over three levels c. 214 Sq. M. (2303 Sq.Ft.) including converted attic room of c. 32Sq. M. (344Sq. Ft)
- Kitchen extension and attic have recieved Full Planning Permission and comply with all building regulations
- Modern architect designed family home
- Bright, well appointed, open interior with tasteful colour schemes – presented in walk-into condition, wainscot panelling features in hall, stairs and landing
- Fully fitted modern kitchen extension with range of integrated kitchen appliances
- Fitted carpets, blinds, curtains, fridge, freezer, also included in sale
- Gas Fired Central heating, with a new boiler recently fitted
- Well appointed bathrooms with quality finish; power shower to En-Suite and Electric Shower to Family Bathroom
- PVC Double Glazed windows
- Burglar Alarm system
- Extensive telephone and television points throughout the property
- Rear garden with superb south westerly facing aspect which is not overlooked and with mountain vista giving maximum sunlight, with large deck feature, storage shed
- Cobble Lock driveway to front with space for two cars
- Highly convenient location close to a wide choice of local amenities, Stepside Village, Sandyford Business Park, Dundrum Town Centre, LUAS and the M50

Accommodation·

Porch Entrance: with ceramic tiled floor

Reception Hallway: with ceramic tiled floor, timber panelling, digital burglar alarm, phone points, recessed lighting and ceiling coving

Living Room: 6.05m x 3.87m with oak timber flooring, feature black cast iron fireplace with gas fire fitted, ceiling coving, large opening to

Open Plan Kitchen/Breakfast area:

Kitchen: 5.04m x 3.1m plus 7.44m x 3.98m extended kitchen area with a feature island in centre area and includes a range of built in kitchen units and range of built in appliances including cooker & hob, extractor fan, dishwasher and integrated fridge, ceramic tiled floors

The extended area features an architect designed extension with a valuted ceiling which has a feature window fitted over the extension area which streams natural light into the space. The space is further complimented by two large gable windows, open outlook to rear garden with a vista to the Dublin mountains.

Utility Room: 2.10m x 1.5m with range of built-in units, stainless steel sink unit, door to rear garden, provision for washing machine and separate tumble dryer

Reception room/TV Room: 4.08m x 3m with window overlooking front aspect, oak timber floors, ceiling coving

Study Room/Playroom: 3.21m x 3.4mwith oak timber flooring, ceiling coving and window to front garden aspect

Guest WC: 1.7m x 1.6m comprising wc and wash hand basin, vinyl floor and understairs storage

UPSTAIRS ON FIRST FLOOR THERE ARE FOUR BEDROOMS:

Master Bedroom: 4.36m x 4.2m with windows overlooking front aspect, carpet floors, built in wardrobes and door to

En- Suite Shower Room 3.01m x 1.19m with double shower tray with Triton shower, wc, whb, ceramic tiled walls, ceramic tiled floor, window to side

Bedroom 2: 4.77m x 3.03m with range of built-in wardrobes, carpet floors and window overlooking rear garden

Bedroom 3: 4.01m x 2.52m with carpet floors and window overlooking rear garden

Bedroom 4: 3.36m x 2.66m with carpet floors and built-in wardrobe and window overlooking front aspect

Bathroom: 3.05m x 2.2m with white suite comprising bath with telephone shower over, wc, whb, ceramic tiled walls and floor

Shelved Hotpress with dual immersion

STAIRS TO ATTIC ROOM:

Attic Room: 7.08m x 5.05m overall with landing area opening to large open plan area with separate study area to side, wooden floor, feature Velux windows, two with views to rear aspect and one to front with view to Dublin Bay and Howth and feature recessed lighting, eaves storage on both sides

Outside·

To front, generous cobble locked off street parking forecourt, lawned garden with mature well stocked flower beds. Dual side passage to the rear and to a superb secluded extensive south westerly facing garden which is set out with a large decking area and potted trees. Wooden storage shed.

Management Co: Petra Property Management

Annual Service Charge: €650 Per Annum approximately

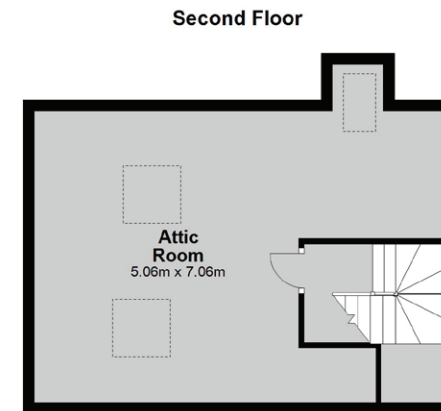
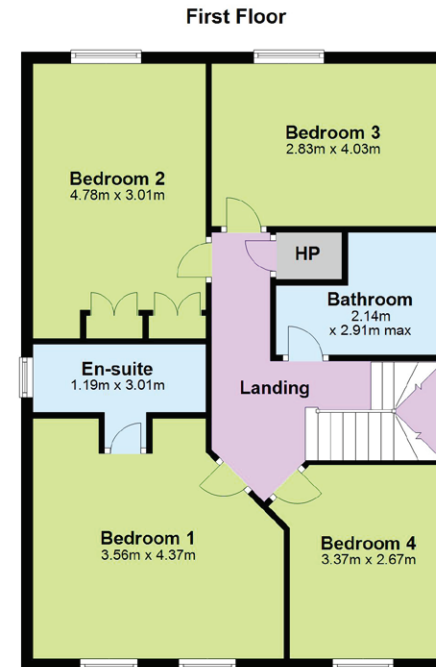
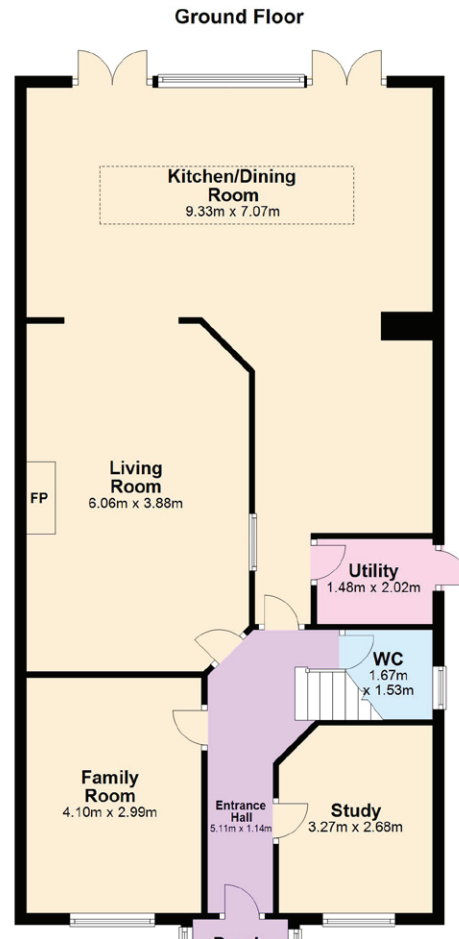
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