



22 Fern Court,

Stepaside Park, Stepaside, Dublin 18 D18 E167

Morrison
Estates



For Sale by Private Treaty

Panoramic views across Dublin Bay from an immaculate and very well presented two bedroom show apartment set out on the first floor of this upmarket setting with landscaped communal gardens and generous communal parking; truly a walk into situation.

The accommodation includes an entrance hall leading to a bright open living room with a feature balcony from its elevated location showing panoramic views across south Dublin bay as far as Howth in the distance. There is a separate kitchen and dining area and two double bedrooms each with views and with the master bedroom ensuite and main bathroom as well as storage off hallway area. Stepside Park, built by Mc Garrell Reilly, is a deservedly popular upmarket mature development with extensive landscaped green spaces and is superbly located off the Enniskerry Road, within walking distance of Stepside Village with it's expanding range of neighbourhood village services including the Step Inn pub and restaurant and local Centra and Post Office. It is also convenient to Leopardstown Shopping Centre with Dunnes Stores. Dundrum Town Centre and village with its choice of major retail stores, cinema, theatre, restaurants and bars is also close by as well as the retail Park in Carrickmines and the Sandyford business region which is home to the worlds largest companies as well as the Beacon Hospital and shopping area. There are excellent public transport facilities available nearby including a bus service which serves the LUAS, N11, Dundrum, University College Dublin and the City Centre. The newly opened greenway pedestrian walking link from Stepside Park through Cruagh Wood gives access to the LUAS in less than 10 minutes, and the M50 is also easily accessible.

There is a vast choice of sporting and recreational amenities in the nearby area which include Leopardstown Racecourse, Westwood Club, a selection of pitch and putt courses, driving range, Kilternan Ski slope and various equestrian facilities. Fernhill Gardens is also a short walk away and Enniskerry Village, Powerscourt House, Gardens and Waterfall are a short drive away.

Features

- Light filled accommodation c. 75 Sq. M (807 Sq. Ft)
- Presented in show home condition with an immaculately presented interior
- No vendor chain so ready for immediate occupation
- Tasteful neutral colour scheme throughout and has just been entirely repainted and refreshed
- Fitted carpets, light fittings and kitchen appliances namely integrated oven, hob, extractor fan, fridge/freezer, dishwasher and washing machine/dryer are included in the sale

- Quality fully fitted kitchen with granite worktops and range of built-in appliances
- Living Room with balcony access giving panoramic views over the bay
- Gas Fired Radiator Central heating
- PVC Double Glazed windows
- Security Intercom
- Communal surface parking with entitlement for two car spaces and parking for visitors
- Located close to Sandyford Industrial Estate, Dundrum Town Centre, M50 and LUAS extension

Accommodation•

Reception Hallway: with timber flooring, Security Intercom and doors to storage and hot press
Living Room/Dining Room: 7.78m x 3.45m overall, with feature timber mantelpiece, fitted coal effect fire with brass surround, carpeted flooring in living area, and timber floor in dining room area, patio door to balcony

Kitchen: 2.81m x 2.28m with an extensive range of built-in units and granite worktops, integrated Neff oven, Neff electric ceramic hob, stainless steel extractor fan, Neff dishwasher, Washer/Dryer, one and a half bowl stainless steel sink unit, mosaic tiled splashback, tiled floor, gas fired boiler

Master Bedroom: 4.41m x 3.20m, with windows overlooking Dublin city and bay, range of built-in wardrobes, timber floor and door to

En- Suite Shower Room: with white suite comprising fully tiled step in shower, wash hand basin with tiled splashback, and strip lighting over, wc, ceramic tiled floor

Bedroom 2: 3.81m x 3.10m, with windows overlooking Dublin bay, built-in wardrobes, timber floor

Bathroom: with white suite comprising bath with shower over, wash hand basin with tiled splashback, wc, strip lighting, part ceramic tiled walls, ceramic tiled floor
Storage area and Hot Press off hallway

Management Co: Smith Property Management

Annual Service Charge: €2,090.96 Per Annum





Viewing: By prior appointment

BER:B2

BER Number: 103135448

Energy Performance Indicator: 123.38 kWh/m²/yr

BER B2



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Sandyford

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