



109 Stepside Park, Stepside, Dublin 18. D18 T2K1

BER C1

Morrison  
Estates





## FOR SALE BY PRIVATE TREATY

An absolutely immaculate modern detached extended four bedroom family home (with attic room used as fifth bedroom) and views over Dublin bay presented in pristine condition throughout which is ready to walk into and is superbly positioned in a prime location within this upmarket family development. There is a cobble locked driveway to front and a well maintained, mature landscaped rear garden design which is further complemented by an extended split level decking area, stone work at sides and garden shed.

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 Stepaside Village with it's expanding range of neighborhood services including the famous Step Inn, restaurants and cafes, and a choice selection of retail and service outlets. Dundrum Town Centre, Leopardstown Shopping Centre and Carrickmines Retail Park are all conveniently located.

Within easy access to the M50 there is also excellent public transport facilities including the Luas which is a short walk away. 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 Rosemont 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, the recently opened Fernhill 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.

## FEATURES INCLUDE:

Well proportioned, bright, spacious accommodation laid out over three levels c. 167 Sq.M

- (1,800 Sq. Ft) with converted attic c. 375sq. M. (400 Sq. Ft).
- Modern interior designed family home over three levels
- Extended kitchen and dining area to rear with sea views
- Bright, well appointed, immaculate interior with tasteful colour schemes- absolute walk-into condition
- Fully fitted modern kitchen design with range of integrated kitchen appliances and feature Island and opening to a bright extension to rear used as dining/family area overlooking rear garden
- Converted attic room used as fifth bedroom and featuring views across Dublin bay
- Fitted carpets, blinds, curtains, American style fridge/freezer, and dishwasher are included in sale
- Gas Fired Central heating
- Well appointed bathrooms with quality finish; power showers to En-Suites





- PVC Double Glazed windows
- Burglar Alarm system
- Extensive telephone and television points throughout the property
- Mature, landscaped rear garden with feature decking area and garden shed
- Cobble Lock driveway to front
- 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:** 1.6m x 1.1m with ceramic tiled floor

**Reception Hallway:** with tiled flooring, digital burglar alarm, phone points, and ceiling coving

**Living Room:** 6.07m x 3.9m with oak timber flooring, feature cast iron open fireplace, ceiling coving, sliding door to rear garden, arch to

**Dining Room/Family Room:** 4.15m x 2.96m with oak timber flooring, ceiling coving, picture window overlooking front garden aspect

**T.V Room/Study:** 3.21m x 3.60m with double doors opening, oak timber flooring and window to front garden aspect

### Open Plan Kitchen/Breakfast/Dining area:

**Kitchen:** 5.05m x 3.08m Refitted hand painted kitchen with a range of built in kitchen units and range of built in appliances including Rangemaster range style cooker, extractor fan, dishwasher and American fridge freezer, Belfast sink, Feature Island unit, ceramic tiled floors

**Dining/Family Room:** 4.67m x 3.21m with natural slate floor, feature stone faced wall to rear and sides with three large windows on rear wall and windows to side with door opening to garden, two feature velux windows, panelled ceiling and recessed lighting

**Utility Room:** 4.9m x 1.04m which has provision for washing machine and separate dryer, with stainless steel sink unit, and ample utility storage space. Viessman boiler fitted.

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

### UPSTAIRS ON FIRST FLOOR THERE ARE FOUR BEDROOMS:

**Master Bedroom:** 4.45m x 4.2m with picture windows overlooking front aspect, oak wooden floors, built in wardrobes and door to

**En- Suite Shower Room** 3.1m x 1.2m with double shower tray with Mira shower, wc, whb,

part ceramic tiled walls, ceramic tiled floor, panelled ceiling, window to side

**Bedroom 2:** 4.9m x 3.1m with range of built in wardrobes, oak wooden floors and window overlooking rear garden

**Bedroom 2 - En- Suite Shower Room** 3.07m x 0.80m with shower, wc, whb, part ceramic tiled walls, ceramic tiled floor

**Bedroom 3:** 3.98m x 2.87m with built in wardrobes, oak wooden floors and window overlooking rear garden

**Bedroom 4:** 3.45m x 2.75m with oak wooden floors and window overlooking front aspect

**Bathroom:** 2.89m x 2.15m with a feature white free standing bath with telephone shower over, wc, whb, tiled floor and window to side

Shelved Hotpress with dual immersion

### STAIRS TO ATTIC ROOM:

Attic Room used as large fifth Bedroom: 7.12m x 5.26m with wooden floor, series of 8 feature Velux windows with panoramic views over Dublin bay, storage room with hanging rails, attic eaves storage, panelled ceiling, feature lighting.

### 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 landscaped garden which is set out with a large split level sun deck area with natural stone border walls highlighting mature planting and flowerbeds to rear and sides. Storage shed.

### MANAGEMENT COMPANY:

Petra Property Management

### SERVICE CHARGE:

€650 Per Annum approximately

### BER DETAILS:

C1

### BER Number:

101177806

### Energy Performance Indicator:

174.21 kWh/m<sup>2</sup>/yr

### VIEWING:

By prior appointment.



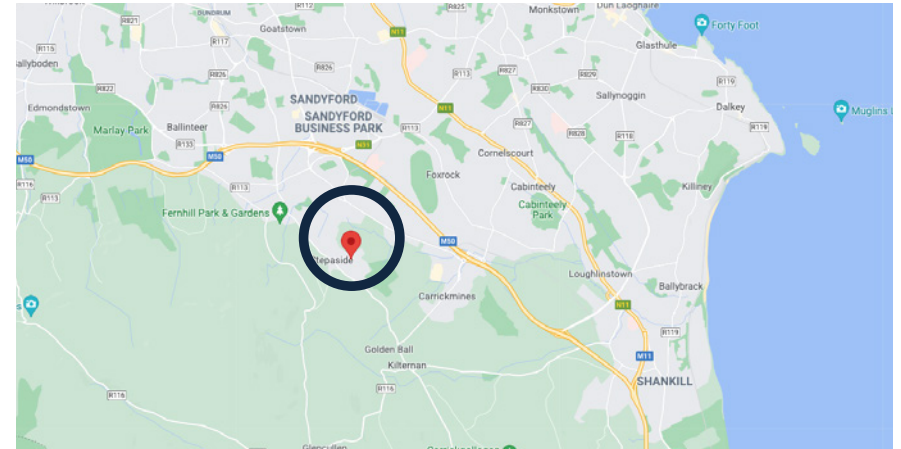
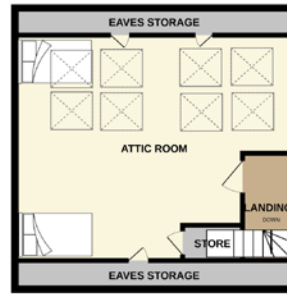
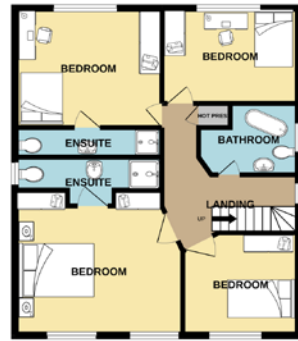




GROUND FLOOR

1ST FLOOR

ATTIC ROOM



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