



eIRTEC  
087-2130449

## 50 Heather Court,

Stepaside Park, Stepside, Dublin 18 D18 C793

Morrison Estates



## For Sale by Private Treaty

Welcome to 50 Heather Court, a charming 2-bedroom townhouse nestled in the desirable Stepside Park neighbourhood of Dublin 18. This cozy property offers a perfect blend of comfort, style and convenience, making it an ideal home for first-time buyers, investors or small families. This prime property comes to the market in pristine, turnkey condition in this courtyard setting with landscaped communal gardens and generous communal parking; truly a walk into situation. Don't miss the opportunity to make 50 Heather Court your new haven in Stepside, Dublin 18.

The accommodation includes an own door to entrance hall leading to two large double bedrooms and main bathroom and has access to a private sunny terrace area. There is a stairs leading to a spacious living area which streams natural light from three sides to give a very bright open space from which its elevated position gives views across south Dublin with a sea view in the distance!. The space opens into a separate modern kitchen and dining area with all built in appliances.

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, a number of top restaurants including Woodruff and Quattro, Medical Centre 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 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, Kiltarnan Ski slope and various equestrian facilities. Fernhill Park and Gardens is also a short walk away and Enniskerry Village, Powerscourt House, Gardens and Waterfall are a short drive away.

## Features at a glance

- Modern Townhouse in prime Dublin 18 location just 5 minutes from village
- Spacious Light filled accommodation c. 74 Sq. M ( 796 Sq. Ft)
- Presented in show house condition as new 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
- Opportunity for a large attic conversion in future as some similar units have done this
- Fitted with security alarm
- Communal surface parking with entitlement for two car spaces and parking for visitors
- Peaceful neighbourhood with a sense of community
- Private outdoor space for relaxation
- Located close to Sandyford Industrial Estate, Dundrum Town Centre, M50 and LUAS extension

## Accommodation

**Reception Hallway:** 3.18m x 3.10m with oak wooden flooring, Security alarm and doors to two bedrooms, bathroom and storage and hot press

**Bedroom 1:** 4.05m x 3.39m with window overlooking front aspect, newly fitted carpet flooring, built-in wardrobes, door to balcony

**Bedroom 2:** 3.25m x 2.27m with window overlooking front aspect, newly fitted carpet flooring, built-in wardrobes

**Bathroom:** 2.48m x 2.30m with white suite comprising bath with shower over, wash hand basin with tiled splashback, wc, strip lighting, part ceramic tiled walls, ceramic tiled floor, window to side

Stairs to main living area

**Living Room/Dining Room:** 6.42m x 5.76m overall, bright open plan space with feature windows on three sides, oak wooden floors in living and kitchen area, French doors to balcony

**Kitchen:** 3.10m x 2.44m with an extensive range of built-in units and granite worktops, Samsung fridge, integrated oven, Neff electric ceramic hob, stainless steel extractor fan, dishwasher, washer/dryer, one and a half bowl stainless steel sink unit, mosaic tiled splashback, oak wooden floor, gas fired boiler, window to side

**Terrace area:** set out with astro turf grass area and bordered by private wooden railings and overlooking mature planting, trees and shrubbery areas. Professionally managed and landscaped communal grounds feature large open green areas nearby.

**Management Co:** Smith Property Management

**Annual Service Charge:** €1,180 Per Annum approximately

**Viewing:** By prior appointment.





Viewing: By prior appointment

**BER:** C2

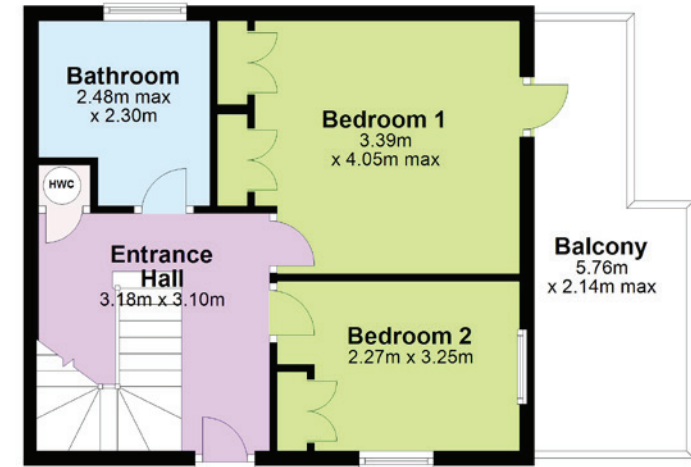
**BER Number:** 11729158

**EPI:** 182.32 kWh/m<sup>2</sup>/yr

**BER C2**



### Ground Floor



### First Floor



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Sandyford

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