



21 Belarmine Close, Stepaside, Dublin 18





## For Sale by Private Treaty

A large modern family home with a very well presented interior and bright kitchen with feature sun room extension with south facing rear garden and private parking area to front, all this located beside the Belarmine Shopping Plaza in a private upmarket cul de sac location make this property the perfect family home which is ready to move in to.

Presented in walk in condition throughout and tastefully decorated with modern neutral colour schemes, the accommodation includes entrance hall, guest wc., living room to front, double doors to Scandanavian style feature kitchen to rear and dining area opening to extended sun room / tv room. Upstairs there are three bedrooms on first level with ensuite and main bathroom and second floor has an extra large luxury master bedroom space with ensuite and walk in storage areas. This home has been designed to maximise space and garden view whilst giving space for family. From the moment you enter you experience a welcoming ambience, immaculate interior and a fresh style. This is a perfect family home.

Belarmine Close is a highly coveted upmarket family location located close to the main shopping Plaza, and has easy pedestrian access through a purpose built access lane to the LUAS through nearby Sandyford Hall. There are attractive open green areas, with seating, walkways/cycle paths, an on-site children's playground, creche and neighbourhood retail element within the development.

The Belarmine development, built by Castlethorn, is itself superbly located off the Enniskerry Road, close to both Stepside and Sandyford Villages with their selection of retail and service outlets and 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 together with a selection of top schools and churches. There are excellent public transport facilities available nearby including the 46B and 47 bus routes from within the development which serves the LUAS, N11, University College Dublin and the City Centre. The LUAS is within walking distance. 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. Enniskerry Village and Powerscourt House and Gardens are a short drive away.

## Features Include

- Bright, spacious accommodation c. 160 Sq. M, (1, 722 Sq. Ft)
- Extended sun room area off large open plan kitchen area
- Walk into condition- immaculately presented, welcoming interior
- Set in a prime, family cul de sac area within Belarmine
- Gas Fired Central heating
- Fitted carpets, curtains and built-in kitchen appliances namely, oven, hob, extractor fan, fridge and dishwasher included in the sale
- Norwegian Pine Double Glazed windows
- Villeroy and Boch sanitaryware
- Digital Burglar Alarm system
- Feature Master Bedroom Suite with En- Suite Shower, Walk in Wardrobe
- Easily managed garden with feature large timber garden shed Choice cul-de-sac location



## Accommodation

<b>Reception Hallway:</b>	with oak flooring, telephone point, digital burglar alarm system, door to
<b>Living Room:</b>	5.65m x 3.35m, with feature timber mantle, granite inset and hearth, fitted coal effect gas fire, oak flooring, recessed lighting, t. v point, large picture window overlooking front aspect, double doors to
<b>Kitchen/Dining Area:</b>	5.4m x 4.05m with oak flooring and open to extended sun room and south facing rear garden
<b>Kitchen area:</b>	2.55m x 2.45m, with contemporary range of built-in presses and units, granite worktops, double bowl stainless steel sink unit, built-in electric oven, four ring gas hob, extractor fan, integrated fridge and dishwasher, mosaic tiled splashback, pull out larder unit and fitted utensil drawer, tiled floor, Gas Boiler
<b>Sun Room:</b>	3.2m x 2.95m, with oak flooring and door to garden, feature windows overlooking garden, and glass roof section feature for natural light.
<b>Utility Room:</b>	plumbed for washing machine, fitted shelving
<b>Guest WC:</b>	with white suite- w.c, w.h.b, tiled floor and splashback, extractor fan
<b>FIRST FLOOR:</b>	
<b>Bedroom 2:</b>	3.95m x 3.4m, with range of built-in wardrobes and door to
<b>En- Suite Shower Room:</b>	with fully tiled step in shower, w.c., w.h.b, ceramic tiled floor, strip lighting and shaver socket, fitted corner shelving
<b>Bedroom 3:</b>	4.85m x 3m, with built-in wardrobes
<b>Bedroom 4:</b>	3.6m x 2.3m, with built in wardrobe
<b>Bathroom:</b>	2.2m x 1.9m with white suite comprising bath with telephone shower over, w.c., w.h.b, part ceramic tiled walls and floor, strip lighting and shaver socket, fitted shelving, heated towel rail Hotpress

## SECOND FLOOR- MASTER BEDROOM SUITE:

<b>Bedroom 1:</b>	5.5m x 4.35m, range of built-in wardrobes, large window feature to front, t. v point, attic access, door to
<b>En- Suite Shower Room:</b>	2.4 m x 2.15m, fully tiled step in shower, w.c, feature vanity w.h.b, ceramic tiled floor, strip lighting and shaver socket, skylight, extractor fan
<b>Walk In Wardrobe/storage:</b>	with extensive hanging and shelved storage
<b>Landing:</b>	with skylight and door to Attic Storage

## Outside

Easily managed sunny south facing rear garden with natural decking area leading to Wooden Barna shed. Belarmine Close enjoys an excellent cul-de-sac location, close to the attractive open green areas, with seating, walkways/cycle paths and is close to the on-site children's playground, creche and retail element within the development.

## Management Company

Petra Property Management Annual

## Service Charge

€435.40 Per Annum

## BER Details

BER B2      BER No. 105103188      Energy Performance Indicator 111.82 kWh/m2/yr

## Viewing: By prior appointment

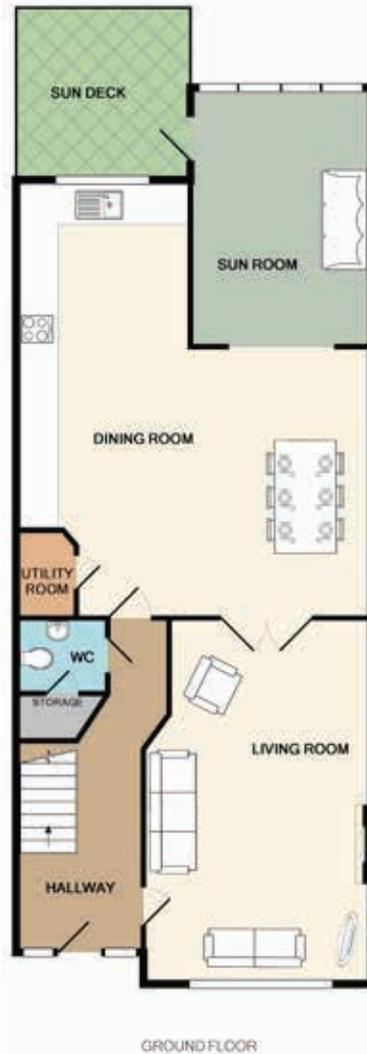
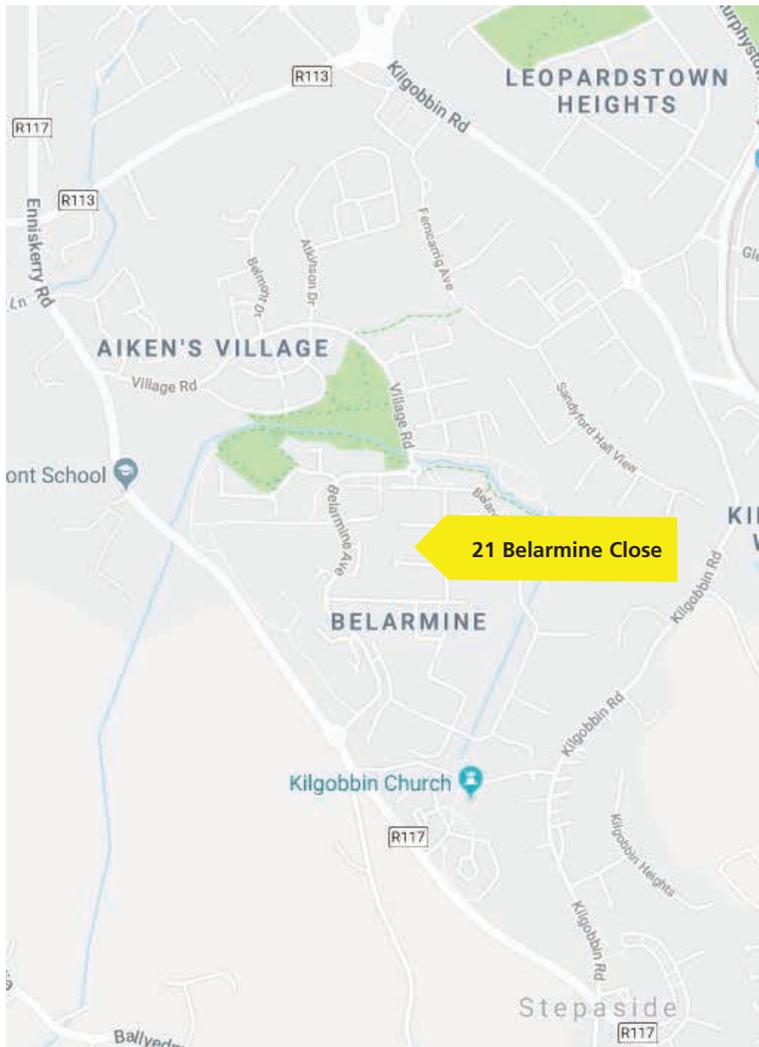
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