



12 The Rectory, Stepaside, Dublin 18 D18FK54

97 sq.m / 1,044 sq.ft.



DOUGLAS NEWMAN GOOD

DNG

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Welcome to 12 The Rectory, a wonderful three bed semi detached family home located only minutes walk from Stepside Village.

This home has been lovingly maintained over the years and offers generously proportioned room throughout.

Accommodation extends to approx. 97 sq.m / 1,044 sq.ft. and comprises entrance hall, guest w/c, living room, kitchen, dining room and sun room downstairs. There are three spacious bedrooms upstairs, the master which is en suite. A family bathroom completes the accommodation at this level.

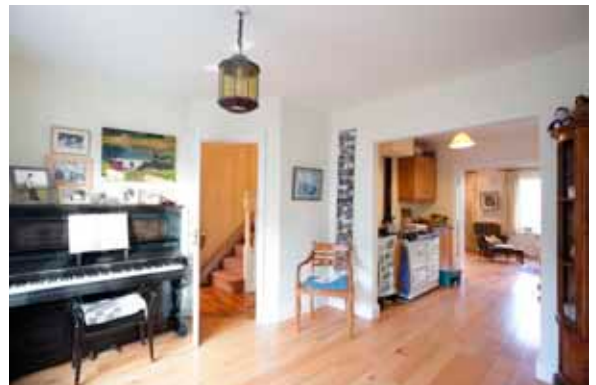
This home enjoys a large sunny rear garden. The garden is mostly paved with a large selection of mature plants and shrubbery. It is fully enclosed and not overlooked. There is the added benefit of a side entrance which allows a safe and secure environment for children to play. There is also the benefit of ample parking available in the area.

Located in one of the most impressive and historic parts of this exclusive Sought Dublin suburb, The Rectory is a much sought after development.

All the amenities of both Stepside and Dundrum are only minutes away and the LUAS Station at The Gallops is within an easy walk (13 minute walk via Kilgobbin Lane).

The Rectory is served by an excellent choice of schools close at hand that includes Our lady of the Wayside National School, Kiltarnan National School, Taobh Na Coille, Holy Trinity and St Mary's National School.

For the active and fitness enthusiasts both Cabinteely and Marlay Park are within easy reach as is Dun Laoghaire & Carrickmines Golf Club and Carrickmines Lawn Tennis Club.



Accommodation

Entrance Hall: 3.57 x 1.88

Guest W/C: 1.59 X 0.84

Living Room: 3.63 x 3.59

Kitchen: 2.61 x 2.79

Dining Room: 4.71 x 3.54

Sun Room: 1.99 x 1.87

Upstairs:

Landing: 2.78 x 1.97

Master Bedroom: 4.69 x 3.42

En suite

Bed 2: 2.88 x 2.62

Bed 3: 3.19 x 1.97

Bathroom: 2.63 x 1.67

The new owner will become a member of the Owners Management Company. The owner will have to pay an Annual Service charge, which may increase once warranties expire. The owner may have to pay into a sinking fund to cover future major maintenance and repairs to the common areas.

Features

- Wonderful three bed semi detached family home.
- Minute's walk from Stepside Village
- Accommodation extends to approx. 97 sq.m / 1,044 sq.ft.
- Private rear garden
- Gated Side entrance
- Highly sought after development
- Ample parking available in the area.
- Walking distance to the LUAS at The Gallops.
- 5 minute drive to the M50
- Highly regarded local primary and secondary schools nearby
- Close to all amenities
- Management Company: €870 per annum to be paid to Smith Property Management Company

BER: C1 BER No. 109564278

EPI: 174.72 kWh/m²/yr

View By Appointment

Asking Price: €450,000

DNG Stillorgan

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Negotiator: Louise Kennedy

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PSL 002049



For independent mortgage advice contact GMC Mortgages, call 1890 462 462 or email info@gmc.ie.

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