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DNG Stillorgan

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Littlefield,
Glencullen Road, Kiltarnan, Dublin 18, D18K067

306 m² / 3294 ft²

DOUGLAS NEWMAN GOOD

DNG



Littlefield, Glencullen Road, Kilternan, Dublin 18, D18K067

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This is an ideal purchase for those who enjoy idyllic countryside living, perhaps with equestrian interests, yet with the city centre less than eight miles away. There is immediate access to the M50 and Luas at Carrickmines with the N11 conveniently nearby, and Dublin Bus routes 44 and 63 offer convenient connections to Dun Laoghaire and the city centre. Local leisure pursuits include horse riding, stunning walks and artificial snow sports on the Kilternan ski slope. Stepside driving range is close by with renowned courses at Powerscourt & on the Ballyman road in Enniskerry within striking distance. Nearby pubs, restaurants, cafes and shopping are found in Kilternan, Enniskerry, The Park Carrickmines Shopping Centre, Stepside village and Dundrum Town Centre. There are three primary schools nearby in Kilternan, with popular secondary schools Loreto Foxrock, St Gerards in Bray and Wesley College Dundrum nearby, with a wider selection accessible by public transport. Viewing is highly recommended to fully appreciate this fine family home.

BER: B2

BER Number: 108414277

Energy Performance Indicator:109.24 kWh/m²/yr

Features

- Detached
- Spacious accommodation of c. 306 sq. m/3,294 sq. ft
- Gardens of approx. 1.3 acres
- B2 BER
- Substantial amount of glazing providing lots of natural light throughout
- Kerosene central heating
- Intruder alarm system
- The envelope of the property was insulated to a very high standard in 2009
- Refurbished in 2009 – including rewiring, replumbing, new heating system to SEI standards including new condensing boiler, thermostatic controlled zones etc.
- Kingspan Thermomax Solar panels providing year round hot water
- Detached garage of 22sq.m, and two garden sheds
- Rationel double glazed windows and doors
- 2 x solid fuel stoves



Accommodation

Entrance porch: 2.55m x 1.91m recessed lighting, slate tiled floor, door to hallway.

Entrance hallway: bright, inviting space with hardwood floor, stairway, and door to guest cloakroom, living room, home studio and dining room.

Guest cloakroom: 2.17m x 1.22m w.c., w.h.b., part tiled/part hardwood floor.

Home office: 5.19m x 4.84m (max. measurement into bay) dual aspect corner position overlooking gardens with bay window, hardwood floor, sliding door to living room.

Living room: 7.51m x 5.18m wonderfully bright reception room with hardwood floor, Stovax Wellington solid fuel stove, double height ceiling (5m in height) to one half of the room opening to mezzanine landing, sliding double glazed Rationel door to gardens, sliding doors to hallway, dining room and home studio.

Dining room: 4.51m x 4.89m hardwood floor, recessed lighting, sliding door to livingroom, glass paned sliding door to living room.

Kitchen/Breakfast/Family room: 5.27m x 2.26m plus 5.14m x 4.45m bright dual aspect room with bay window overlooking extensive gardens, Stovax Riva solid fuel stove, extensive range of high gloss white fitted units, granite worktop, bowl and a half stainless steel sink unit, plumbing for dishwasher, Neff microwave, double oven, induction hob, kitchen area with tiled floor, breakfast/family area with hardwood floor, stove with tiled hearth, door to rear garden, doors to utility room and dining room.

Utility room: 4.33m x 1.81m range of fitted units, single drainer stainless steel sink unit, plumbing for washing machine, door to enclosed side area leading to external garage.

Detached garage: 4.5m x 4.8m with electricity

UPSTAIRS

Landing: 10.73m x 1.03m bright space with all bedroom accommodation off, generous storage cupboards (x 2)

Master bedroom: 5.00m x 4.52m large double room with bright dual aspect corner position with bay window, door to landing and en suite.

En Suite: 1.74m x 1.13m w.c., w.h.b., tiled floor

Bedroom 2: 3.87m x 3.42m double room overlooking side garden, two door fitted wardrobe

Bedroom 3: 4.40m x 2.61m large double room overlooking gardens, two door fitted wardrobe

Main bathroom: 3.74m x 2.28m w.c., w.h.b., bath, double size step-in shower, fully tiled

Bedroom 4: 3.91m x 3.40m large double overlooking side garden/driveway, two door fitted unit

Bedroom 5: 5.16m x 4.55m dual aspect corner position large double room with bay window, door to en suite

En Suite: 2.49m x 1.12m w.c., w.h.b., step-in shower unit, tiled floor

Home office: 5.00m x 1.98m two door fitted unit

GARDENS

The gardens are wonderfully mature and private stretching to approx. 1.3 acres with stunning views across the surrounding countryside. They are mainly laid to lawn with a superb selection of mature trees including apple, pear and plum trees, hedges, shrubbery and raised vegetable planters with two large patios taking full advantage of easterly and southerly orientation. Being situated at the foot of the Dublin mountains and at the gateway to Wicklow, the area is rich with wildlife, with wild birds and deer regularly visible in the garden and surrounding fields.

There is a detached garage of approx. 22 sq. m to the side of the house, two garden sheds (2.4 x 2.4sqm and 2.8 x 2.8 sqm), a boiler house and a 1200 litre kerosene fuel tank store in adjacent secure enclosure.

[View By Appointment](#)

Asking Price: €1,195,000

