



105 Stepside Park, Stepside,
Dublin 18, D18 TR62

BER C1

Morrison
Estates



FOR SALE BY PRIVATE TREATY

An absolutely stunning re-modelled modern detached four bedroom family home (with attic room used as fifth bedroom and ensuite) presented in show house condition with a bright, smart interior. This property has been extremely well maintained and was recently remodeled in 2015 and tastefully upgraded both inside and out in a Hamptons styling. Superbly positioned in a prime location within this upmarket family development. There is a double cobble locked driveway and a magnificent landscaped back garden featuring maintenance free artificial turf lawn grass with a paneled climbing wall feature.

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 its 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 Rosemount 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:

- Bright well laid out accommodation extended at rear and over three levels c. 180 Sq. m / 1,937 Sq.ft, plus attic room and ensuite 35 Sq.m / 377 Sq.ft. (215 Sq.m / 2,314 Sq.ft overall)
- Immaculate interior design inside with Farrow and Ball colour scheme - absolute walk-in condition
- Re-modeled kitchen and living space giving an open plan living area of over 55sq.m of family space with large roof light window feature and floor to ceiling sliding glass door extending across the entire back of the house so that the entire house opens and connects to the designer outdoor garden space
- Fitted hand painted storage units and shelving.
- Attic space converted to attic room with 4 large picture velux windows, and window seat feature and used as an additional bedroom with ensuite
- Wooden floors throughout living areas
- Wainscott paneling throughout hall, stairs and landing areas
- Feature high ceilings with coving
- Fully fitted hand painted kitchen with granite worktops and integrated kitchen appliances
- Wood burning stove in living room
- Fitted carpets, curtains, blinds, and built-in kitchen appliances namely oven, hob, extractor fan, fridge/freezer, dishwasher and microwave included in sale
- Gas Fired Smart Central heating – controlled by Nest throughout
- New Logic boiler (2017)
- PVC Double Glazed windows



- Digital Burglar Alarm system
- Hik Vision CCTV
- Built in storage areas in attic
- Purpose built lock up store to side of house. Door access front and rear
- Cobble Lock driveway to front with off-street parking and managed landscaped gardens
- Prime position within Stepside Park
- Highly convenient village location close to a wide choice of local schools and amenities, Sandyford Business Region, Dundrum Town Centre, LUAS and the M50

ACCOMMODATION

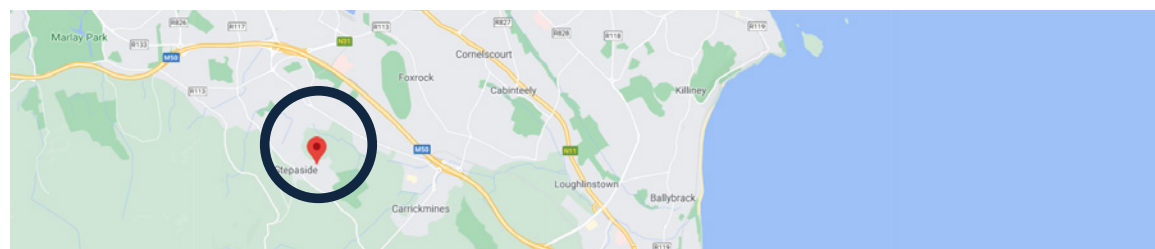
Porch Entrance:	With tiled floor
Reception Hallway:	With hardwood glass paneled entrance door, oak wooden flooring, wainscot paneled walls, radiator cover, recessed lighting, digital burglar alarm panel, ceiling coving
Study:	3.23m x 2.64m, with oak wooden flooring, tv point and window overlooking front aspect
Family Room/TV Room:	4.06m x 2.97m, with oak flooring, ceiling coving, window overlooking front aspect
Boot Room/Cloakroom:	2.97m x 2.24m, with oak flooring, range of floor to ceiling storage wardrobes on left and built in storage on right leading to door to side access to front and rear garden
Kitchen/Living Room:	7.84m x 7.11m with an extensive range of hand painted fitted units, granite worktops, Rangemaster stainless steel sink unit, Rangemaster built-in double oven and 5 ring gas hob, Rangemaster stainless steel extractor fan, microwave, Samsung American style double fridge/freezer with water/ice cooler, Neff dishwasher, T.V. point, recessed lighting, oak wooden floors, feature island unit accommodating built in storage and bar stools, large bright open living space, further built in wall storage, tv point, feature wood burning stove and built in log storage, large roof picture window bringing natural light in and attractive panoramic garden outlook, sliding door to rear garden
Utility Room:	2.07m x 1.54m, with range of built-in units, worktop and stainless steel sink unit, Logic gas fired boiler, plumbed for washing machine, tumble dryer, tiled floor, door to rear garden
Guest WC:	1.71m x 1.58m, with upgraded suite comprising wc and whb, tiled splashback and tiled floor, window to side aspect. Under stairs Storage

Upstairs on first floor there are four bedrooms:

Master Bedroom:	4.35m x 3.6m, with range of built-in wardrobes, wood laminate flooring, t.v point and picture window overlooking front
En- Suite Shower Room:	3.02m x 1.20m, with white suite comprising double shower tray with wall tiling and pumped shower, wc, wash hand basin and

	tiled walls, tiled floor
Bedroom 2:	4.23m x 3.05m, with built-in wardrobes, oak flooring and picture window overlooking rear
Bedroom 3:	3.98m x 2.84m,with built in wardrobes, wood laminate flooring, and picture window overlooking rear
Bedroom 4:	3.36m x 2.71m, with built-in wardrobe, oak flooring and window overlooking front
Bathroom:	2.32m x 2.2m, with white suite comprising bath with pumped shower over, glass shower door, wc, fitted unit with wash hand basin, vanity unit, tiled walls and floor
Hot Press	Water storage tank, full hot press shelving
Landing:	Wainscot paneled walls, carpet flooring, window to side access, and stairs to attic room with wainscotting continued, and velux window fitted on attic landing.
Stairs to Attic Room:	Attic room used as bedroom with four feature windows overlooking rear and built in window seat feature, extensive storage on each side of eaves, door to ensuite bathroom with fully tiled walls, velux window, corner shower, wc and whb.
OUTSIDE:	To front, extensive double front feature cobble locked off street parking forecourt with car parking, gardens with mature well stocked flower beds to front, managed by onsite gardeners. To the rear, there has been a complete landscaped design with artificial turf lawn grass creating a superb garden which enjoys an extremely high degree of privacy and seclusion, feature seating area which has planting area at its rear creating a focal point and the artificial grass lawned area creates a huge garden space to an already prime family kitchen and living area. These two spaces connect to give the perfect space requirement for any family gathering. Outside power sockets and water tap. Purpose built store to side of house with both front and rear door lock up access. External security lighting.
Management Co:	Petra Property Management
Annual Service Charge:	€640 Per Annum approximately
BER:	C1
Ber No.	100867316
EPI:	Energy Performance Indicator: 156.1 kWh/m2/yr
VIEWING:	Viewing by appointment.





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