



142 The Rectory

Stepaside, Dublin 18, D18 V7D3

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For Sale by Private Treaty

This is a very well presented ground floor own door show apartment with a recently refreshed and upgraded interior which is finished to an exacting standard and boasts tasteful and creative upgrades to include a modern fitted kitchen, oak timber flooring and bespoke fixtures, with south facing terrace at rear, and front terrace, all set out in this prime village location with car parking to front within one of Stepside's most upmarket developments. The Rectory, built by Albany Homes in 2007, is an exclusive, upmarket mixed development of houses and own door apartments set in 8 acres of mature trees and landscaped parkland and set off the Enniskerry Road, within walking distance of Stepside Village with its expanding range of neighbourhood services which include a local Centra, and a choice selection of upmarket food outlets including Flemings and Georges Fish shop, as well as excellent restaurants and bars.

Sandyford Industrial Estate, Beacon South Quarter Shopping Centre and Dundrum Town Centre are all conveniently located as is Central Park, and Carrickmines Retail Park and Leopardstown shopping centre. There are excellent public transport facilities available nearby including a regular bus service which serves the N11, Dundrum, University College Dublin and the City Centre. Both the LUAS and the M50 are easily accessible.

There is a vast choice of sporting and recreational amenities in the nearby area which include Leopardstown Racecourse, Westwood Club, cycling clubs, a selection of Golf and pitch & putt courses with Burrow course across the road from this property, as well as the entrance to the Fern Hill Gardens and sports grounds which also features a footpath to the Blue Light pub through Dublin

mountains, Kilternan Ski Centre and various equestrian facilities. Enniskerry Village, Powerscourt House, Gardens and Waterfall and the 5 Star Powerscourt Hotel are a short drive away.

Features

- Original Show Apartment used for this development
- Bright, well proportioned accommodation c. 70 Sq. M (753 Sq. Ft)
- Prime position within the Rectory with outside landscaping to front
- Own door feature Townhouse style for easy access with parking directly outside
- Opposite the entrance to newly opened Fernhill Gardens
- 5 Minute walk to the village
- Turn key, pristine condition with newly upgraded flooring
- Fitted curtains, blinds, light fittings and built-in kitchen appliances namely oven with hob, extractor fan, dishwasher, microwave, washer/dryer and fridge/freezer included in the sale
- Gas Fired Central heating
- Quality, high specification fully fitted kitchen with integrated appliances
- Double glazed windows throughout
- Sun Terrace
- Alarm
- Meticulously maintained landscaped grounds within the development
- Convenient location close to Stepside village, the LUAS, Bus links, the M50, Sandyford Business Region, Carrickmines Retail Park and Dundrum

Accommodation:

Reception Hallway: 8.32m x 1.16m overall, with oak timber flooring, recessed lighting, extensive double opening storage cupboard, security alarm and door to

Open Plan Kitchen: 3.79m x 3.38m with tiled floor, extensive range of built in kitchen units, oven, ceramic hob, stainless steel extractor fan, stainless steel sink unit, built in dishwasher, fridge freezer, recessed lighting, picture window with south facing aspect

Utility Room: with provision for washing machine and separate dryer and storage area

Living Room: 6.67m x 3.07m with oak wooden flooring, feature sandstone fireplace, French doors to sun terrace and picture window to front, recessed lighting, tv point, bright outlook

Two Double Bedrooms:

Bedroom 1: 3.45m x 2.76m, with range of built-in wardrobes, oak wooden flooring, tv point and French doors to sun terrace

Bedroom 2: 2.50m x 2.75m, with range of built-in wardrobes, oak wooden flooring, feature window

Bathroom: 2.43m x 1.67m, with white suite comprising bath with shower over, tiled walls, wc with concealed cistern and vanity wash hand basin, fitted mirror, recessed lighting, tiled floor

Management Agents: Petra Property Management

Management Fees: €1,081.20 per annum approx





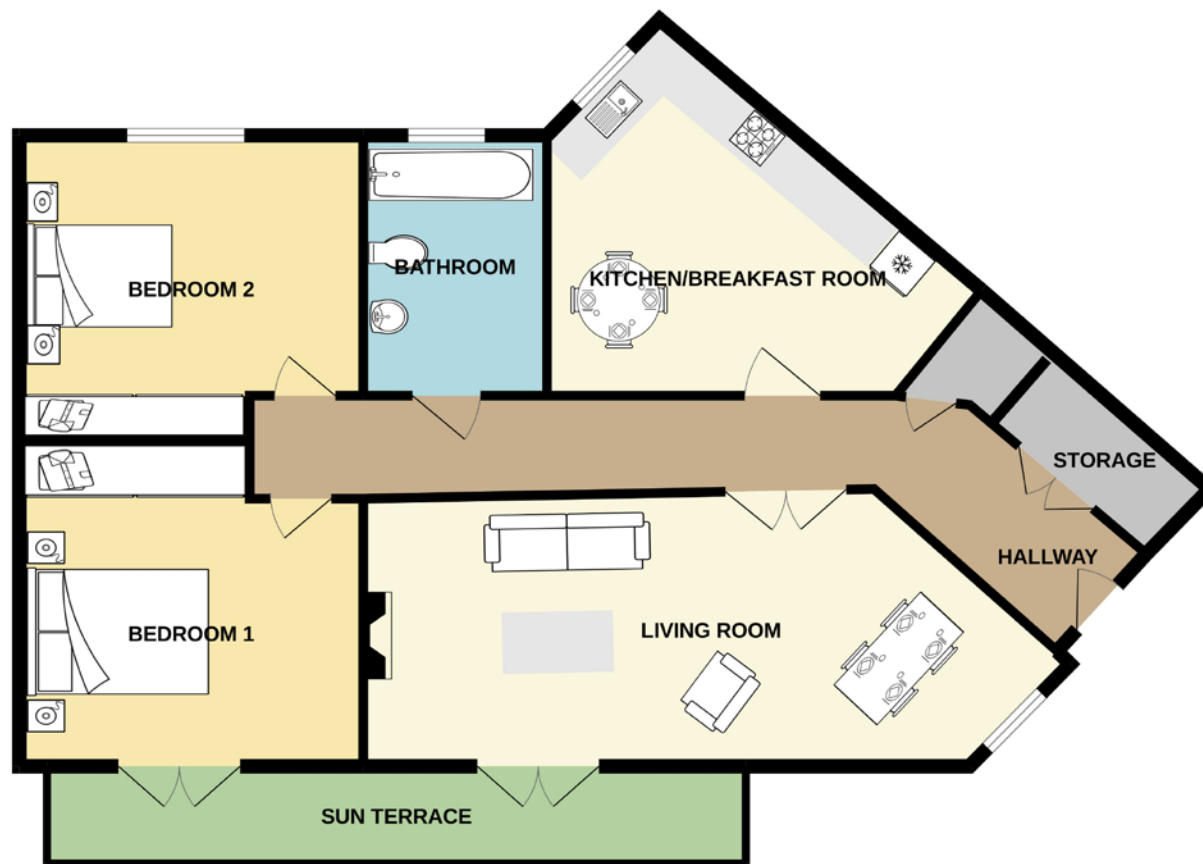
Viewing: By prior appointment

BER: C3

BER Number: 113421861

Energy Performance Indicator: 212.22 kWh/m2/yr

BER C3



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