



## 1B Belarmine Drive

Stepaside, Dublin 18 D18 XY81

Morrison Estates







## For Sale by Private Treaty

Welcome to 1b Belarmine Drive, a charming own hall door 2 bedroom apartment located in the picturesque neighbourhood of Stepside with a dual aspect; south facing to front with access to a sunshine terrace and open outlook close to entrance to Dublin Mountains and a private aspect to rear overlooking enclosed, landscaped communal garden area with side access from the apartment.

This property comes with a modern interior which is presented in walk in condition and briefly comprises entrance hall, modern kitchen, large living area with access to sun terrace, two double bedrooms with master bedroom ensuite and main bathroom. This property has been owner occupier and it is finished to an extremely high specification including wooden floors and is in absolutely walk into condition- truly a perfect home. The feature of its own hall door gives a lovely townhouse feeling.

Belarmine Drive is a private and highly coveted location very close to Belarmine Plaza amenities including a supermarket, pharmacy, medical centre and gym. Belarmine also enjoys an idyllic picturesque outlook with all the facilities within this development at hand including the extensive open green areas with seating, walkways/cycle paths, Fernhill park and gardens, on-site children's playground, creche and retail facilities. It also benefits from nearby pedestrian access onto the adjacent scenic Kilgobbin Lane, which runs between Enniskerry Road and Kilgobbin Road.

Belarmine, built by Castlethorn, is 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. 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, Kiltarnan Ski slope and various

equestrian facilities, rugby and football clubs. Enniskerry Village and Powerscourt House and Gardens are a short drive away.

Don't miss this opportunity to make 1b Belarmine Drive your new home in the heart of Stepside!

## Features

- Bright, spacious accommodation c. 76 Sq. M, (818 Sq. Ft)
- Building Energy Rating: B3
- Walk into condition- immaculately presented, welcoming interior
- Own Hall Door Entrance
- Gas Fired Central heating
- Fitted carpets, wooden flooring, curtains and built-in kitchen appliances
- Item included in sale namely oven, hob, extractor fan, dishwasher and
- Bosch washer / dryer
- Dual aspect with coveted outlooks over gardens, green area and with panoramic mountain outlook
- Norwegian Pine Double Glazed windows
- Villeroy and Boch sanitaryware
- Digital Burglar Alarm system
- Communal surface parking
- Choice location with sunny south facing aspect
- Convenient to M50, LUAS, Sandyford Industrial Estate and Dundrum Town Centre

## Accommodation

**Reception Hallway:** (5.17m x 2m) with walnut flooring, glass panelled entrance door, digital burglar alarm system, door to

**Living Room:** (5.98m x 3.53m) with walnut flooring, floor to ceiling windows and French door to terrace area, tv point

**Kitchen:** (2.60m x 2m) with an extensive range of built-in presses and units, granite worktops, double bowl Franke stainless steel sink unit, built-in Bosch double oven, oven, four ring Bosch gas hob, stainless steel extractor fan, Bosch integrated fridge/freezer, mosaic tiled splashback, plumbed for an integrated washing machine, pull out larder unit, strip lighting, ceramic tiled floor, gas boiler, Siemens heating timer, window overlooking communal gardens

THERE ARE TWO DOUBLE BEDROOMS:

**Bedroom 1:** (3.98m x 3.78m) with range of built-in wardrobes, picture window overlooking communal gardens, carpet, tv point and door to

**En- Suite Shower Room:** (1.73m x 1.58m) with white suite comprising fully tiled step in shower, with curved glass door, w.c., w.h.b, ceramic tiled floor, strip lighting and shaver socket, extractor fan

**Bedroom 2:** (4.10m x 3.15m) with range of built-in wardrobes, timber flooring, picture window overlooking front

**Bathroom:** (2.21m x 2.07) with white suite comprising bath with telephone shower over, w.c., w.h.b with tiled splash back and surround, part ceramic tiled walls, tiled floor, strip lighting and shaver socket, heated towel rail

**Storage Press**

**Hanging Cloaks Cupboard**

**Hotpress**

**Outside**

Access to terrace area with a westerly aspect with outlook over green area and mountain outlook and bordered by flowerbed. Communal enclosed landscaped gardens to rear with mature trees and flowering shrubbery. Bin Shed. Bicycle Racks.

**Management Co:** Petra Property Management

**Annual Service Charge:** €1,400.00 Per Annum approximately



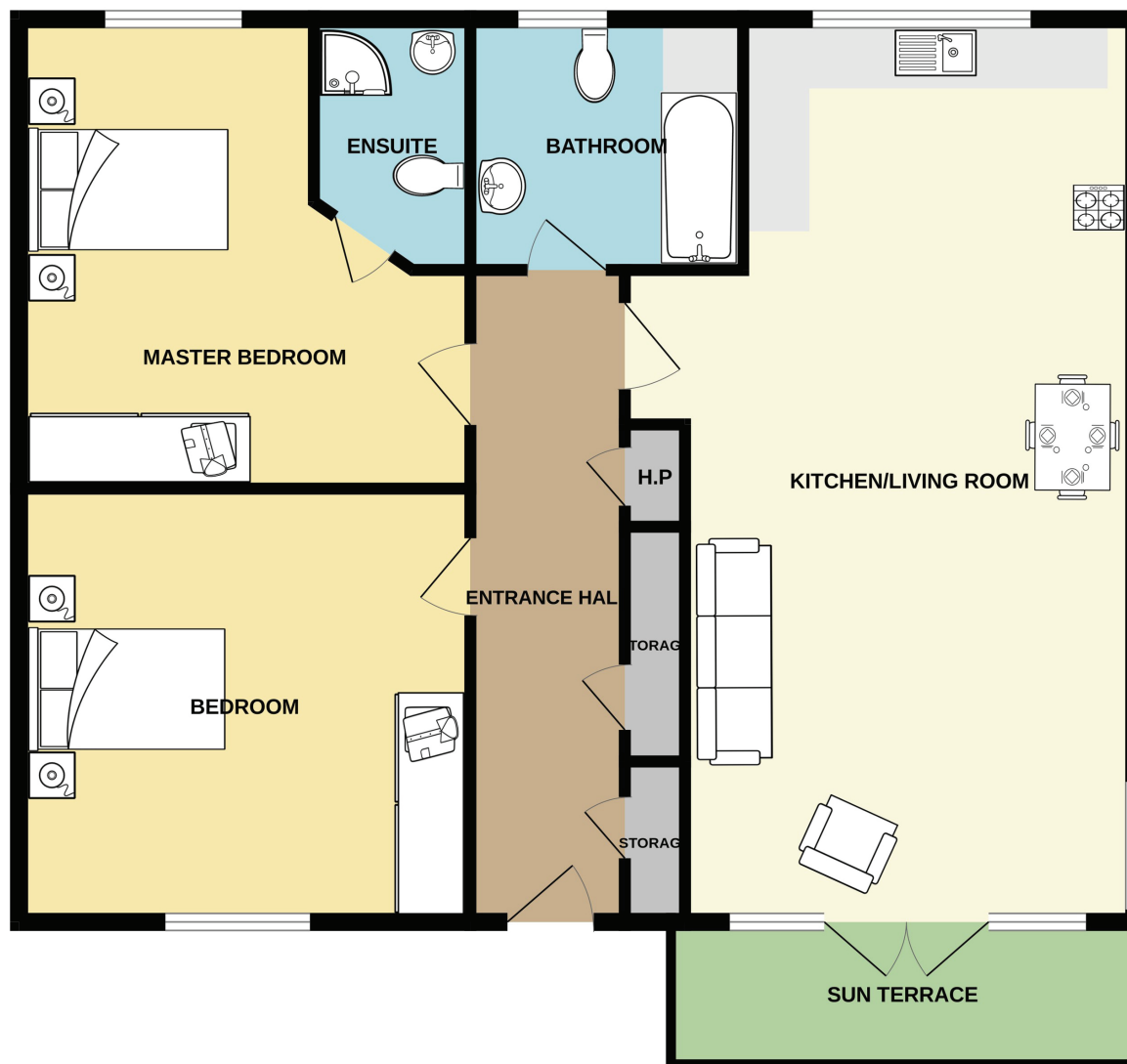
Viewing: By prior appointment

BER: B3

BER Number: 104610175

Energy Performance Indicator: 148.87 kWh/m<sup>2</sup>/yr

**BER** B3



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