



BELMONT

AN IDYLIC PLACE TO LIVE
ON THE EDGE OF THE MOUNTAINS
WITH THE CITY IN VIEW





- 1 Dundrum
- 2 City Centre
- 3 Lamb's Cross
- 4 The Beacon
- 5 Sandyford Business Park
- 6 LUAS Sandyford
- 7 Stillorgan
- 8 Blackrock
- 9 LUAS Glencairn
- 10 Central Park, Leopardstown
- 11 M50
- 12 Leopardstown Racecourse
- 13 The Burrow Golf Course
- 14 Stepside Village
- 15 Dun Laoghaire
- 16 Foxrock Village





LOCATION

STEPASIDE IS AN IDEAL LOCATION
FOR THE OUTDOOR AND
SPORTING ENTHUSIAST WITH A HOST
OF LOCAL AMENITIES

An exciting opportunity
to purchase a high energy
efficient family home
in the heart of south Dublin.

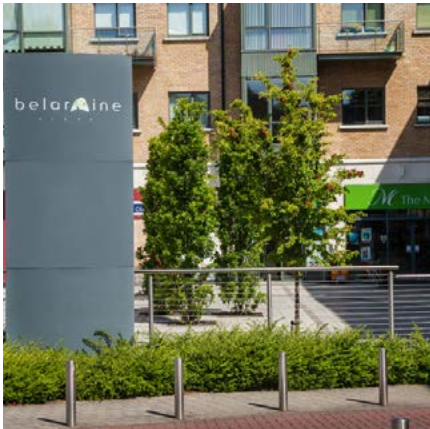
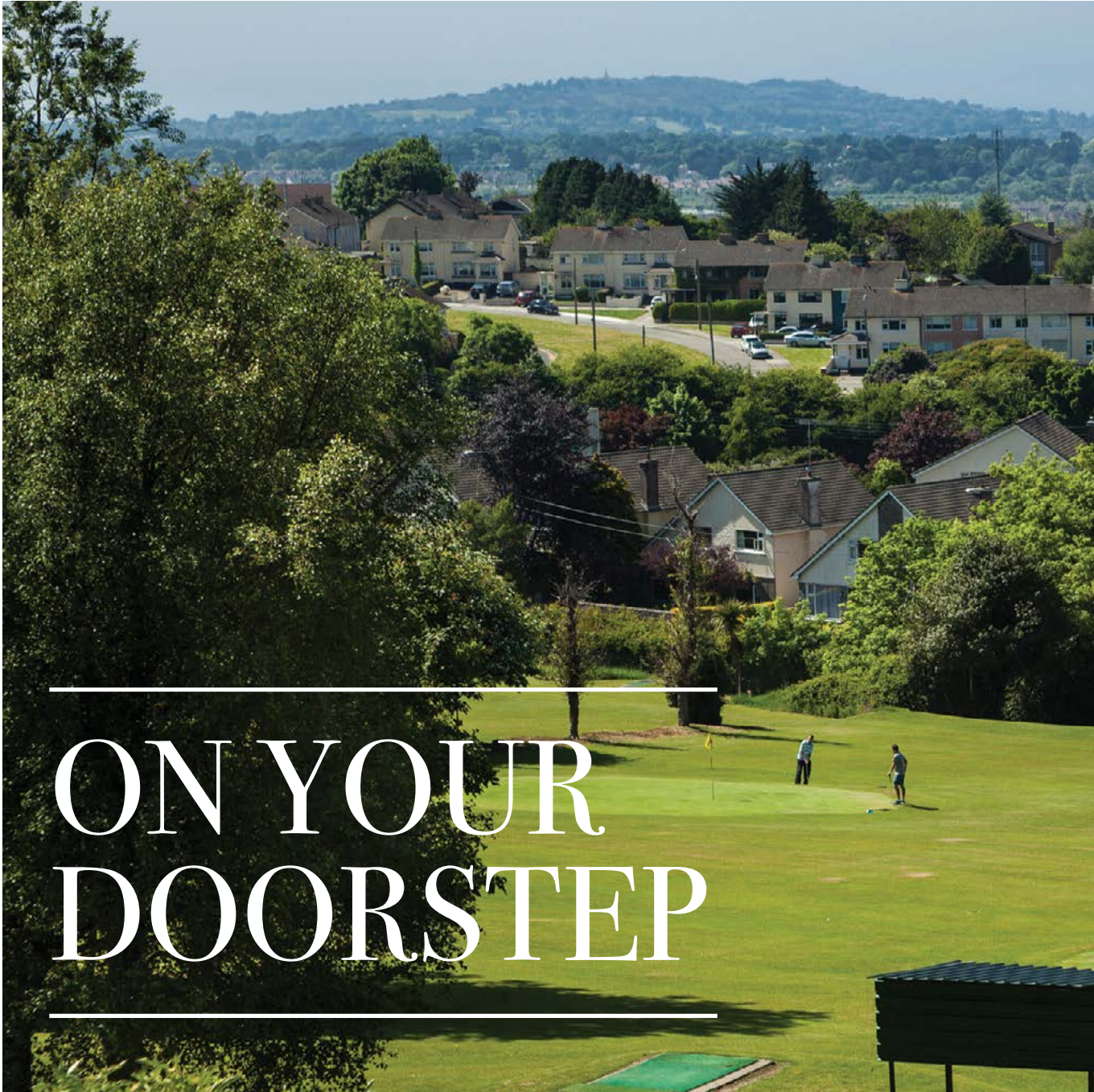




OPEN SPACES

Belmont is located in the foothills of the Dublin Mountains within walking distance of the charming village of Stepside (founded in the late 18th Century), not to mention a 10 minute walk to Glencairn Luas stop.

Stepside village hosts an array of dining options, with steak on the stone supplied by the local butcher Flemings available in The Stone Grill of The Step Inn. The Wild Boar pub offers casual dining and craft beers, Quattro is the wood fire pizza specialist, whilst the award winning restaurant The Box Tree offers something more indulgent for those special occasions.





Since the early 2000's, Stepside has grown substantially, bringing an exhilarating new energy to the village. Dundrum Town Centre is the nearest shopping centre with a host of facilities including high fashion retail stores as well as a cinema and theatre.

Due to the growth in population of young families within Stepside, it has led to the expansion of schools including St. Mary's National School, Educate Together National School and Rosemont Secondary School.



Located around the corner from Belmont, Belarmine Plaza offers local convenience with The Market Food Store, off-licence, pharmacy, and community centre hosting Belarmine Bootcamp, playground, Giraffe crèche and the family friendly restaurant Fire and Wood.

Sports enthusiasts are well catered for with Stepside Golf Course (9 hole), Stepside Golf Centre (18 hole – par 3) and The Burrow Golf Course (par 3). Wayside FC (soccer club) and De La Salle Palmerstown FC. Continuing from Stepside village off the Enniskerry Road lies one of DLR Leisure Services all-weather playing pitches, to include a full size GAA pitch and 2 full size soccer pitches. There are a number of local gyms including West Wood, Ben Dunne and Crossfit Sandyford.

The location is perfect for those attracted to horse-riding, cycling and hillwalking with Wicklow National Park nearby.



MORE THAN SIX ACRES OF OPEN SPACE

Landscape Architect Bernard Seymour's vision is to develop a parkland topography which maximises views to the east & west.

A sinuous tree lined cycle and foot path forms the spine of the park, starting to the south with a finely finished plaza space which can be used as a multifunctional community space; it moves north revealing fitness and play areas tucked in amongst trees at the junctions of smaller routes.

The ability to combine design with an understanding of how to increase people's enjoyment of the spaces that flow in and around the park is necessary to translate the multifaceted nature and ambition of this park.



Artists impression of planned open space





WELL APPOINTED FAMILY HOMES

**SDR Group is a newly formed Irish
Property Group.**

SDR Group are a focused housing development company. We specialize in high quality, traditional build, family and luxury homes. We have a wealth of experience. Implementing attractive design on select sites throughout Dublin, employing award winning architects and engineering firms. Our objective is to develop schemes that reflect your aspirations.

www.sdrgroup.ie

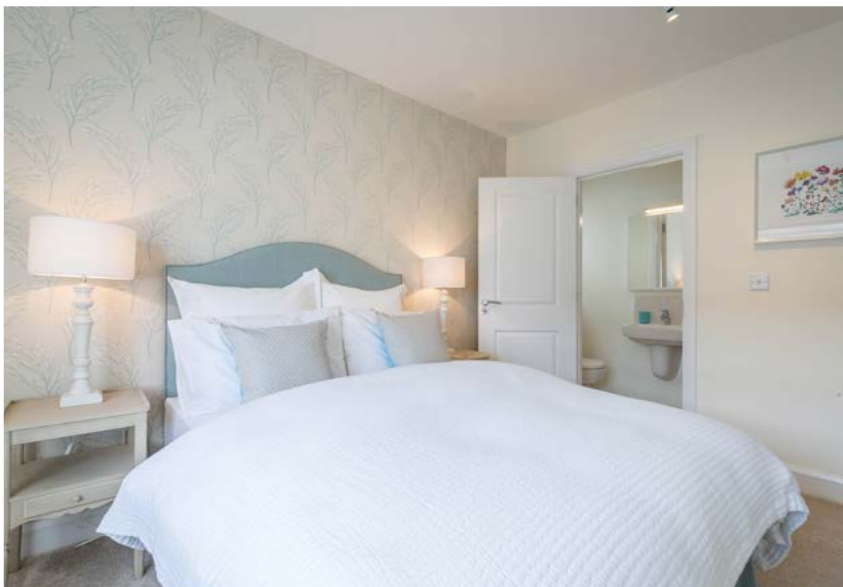


EXCEPTIONALLY WELL DESIGNED INTERIORS











Special Features

Kitchen

- Hardwood, Shaker-style doors painted in a soft, pale grey; brushed chrome knobs on doors and cup handles on drawers.
- Silestone countertops.
- Fully tiled backsplash with rectangular, glossy tiles in pale, duck-egg blue.
- Attractive and practical tiled floor, matt and subtly textured, in pale beige. This tile is also used in the hallway and downstairs WC.
- Bosch and Amica appliances: integrated fridge/freezer, oven, hob, microwave and washer/drier.
- Ceiling downlighters.
- Under-cabinet lighting.

Bathrooms

- Tiled floor in a matt and faintly speckled beige tile.
- Tiled wet areas in a rectangular, glossy off-white tile.
- Hansgrohe taps and shower/bath mixers.
- Fine quality Lecico sanitaryware in fresh, modern shapes, including wall-mounted sinks with semi-pedestals.
- Dual-flush, soft-closing toilets.
- Quality Sanitary Ware throughout.

Conservation of Energy and Resources

- These houses are rated A3 because of their excellent heating system and insulation.

Heating

- Air source heat pump heats water for the ground-floor underfloor heating, upstairs radiators and hot water tank.

BER A3

- BER A3 Rating.
- Underfloor heating to ground floors.
- Stylish Modern Aluminium Radiators.
- High Efficiency Cylinder and Buffer Store.
- Mechanical Heat Recovery Ventilation by Vent Axia.
- High Performance Future Proof Double Glazed Upvc Windows.
- Argon gas filled units and Low emissivity glazing.
- Block Built Homes.
- Floor & Wall Tiling to Bathroom & Ensuite.
- Floor & Wall Tiling to entrance hall.
- Insert Fire Places.
- Granite Cills & Surrounds where detailed.
- Generous Electrical Specification.
- External Charging Point for cars.




More images available on www.belmontstepaside.ie







SITE PLAN

3 Bed Houses

-  **Bunting**
3 bed detached/semi
Approx. 1163 sq ft / 108 sq m
Roof pitches may vary
-  **Peregrine**
3 bed semi/end, mid terrace
Approx. 1076 sq ft / 100 sq m
-  **Goldfinch**
3 bed detached
Approx. 1087 sq ft / 101 sq m
-  **Chaffinch**
3 bed semi/end terrace
Approx. 1248 sq ft / 116 sq m

4 Bed Houses

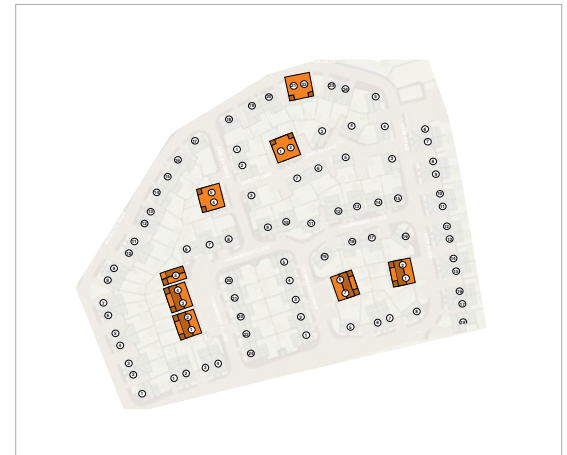
-  **Harrier**
4 bed + study detached
Approx. 1432 sq ft / 133 sq m
-  **Jay 2A**
4 bed semi-detached
Approx. 1615 sq ft / 150 sq m
-  **Jay A**
4 bed semi-detached
Approx. 1442 sq ft / 134 sq m
-  **Jay 2B**
4 bed semi-detached
Approx. 1453 sq ft / 135 sq m

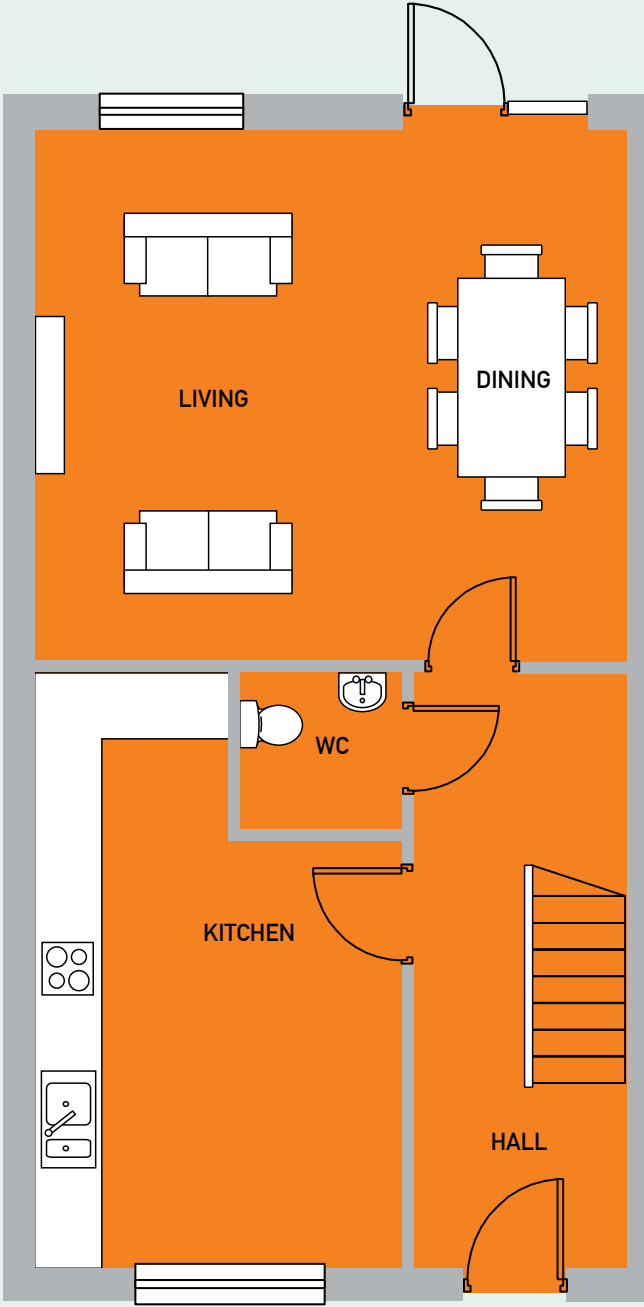


BUNTING

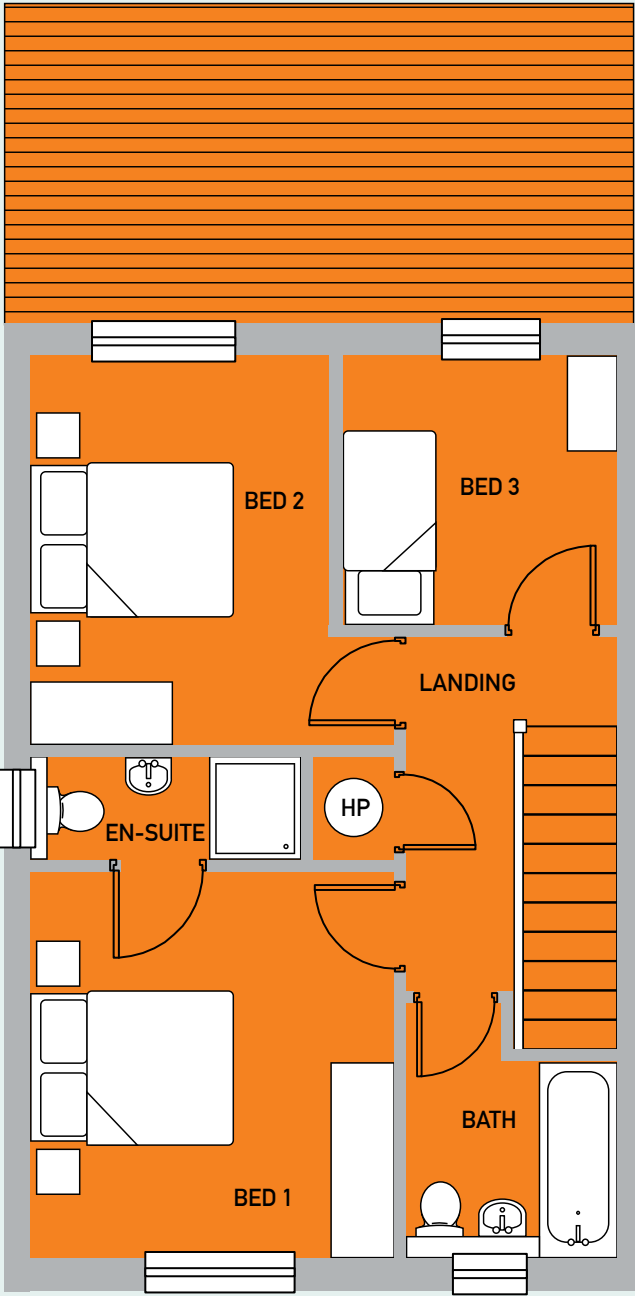
3 bed semi-detached/detached

Approx. 1163 sq ft / 108 sq m





Ground



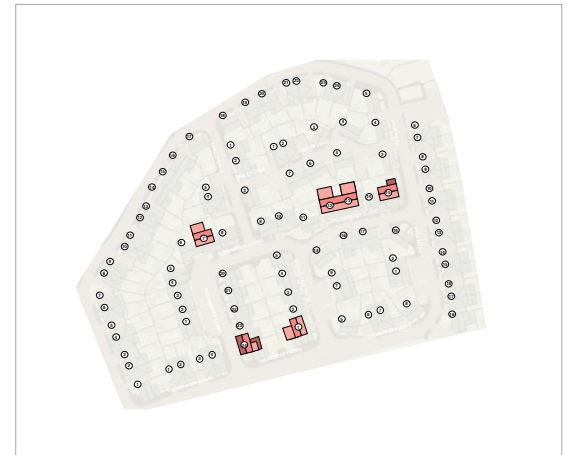
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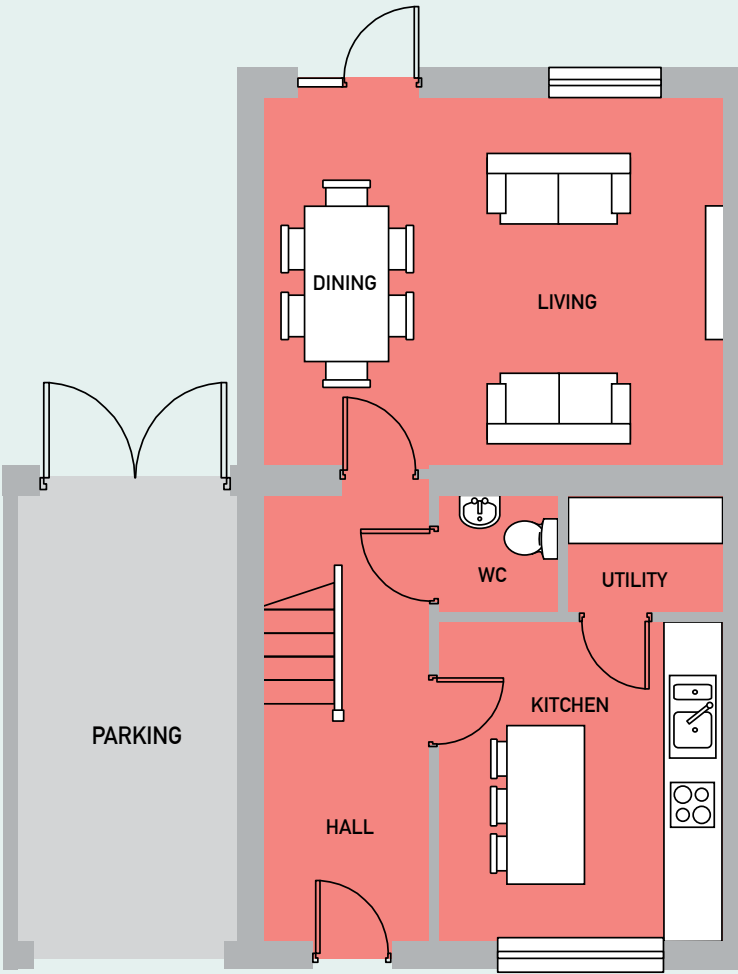
Plans are for illustrative purposes only. Layouts may vary. Roof pitches may vary.

CHAFFINCH

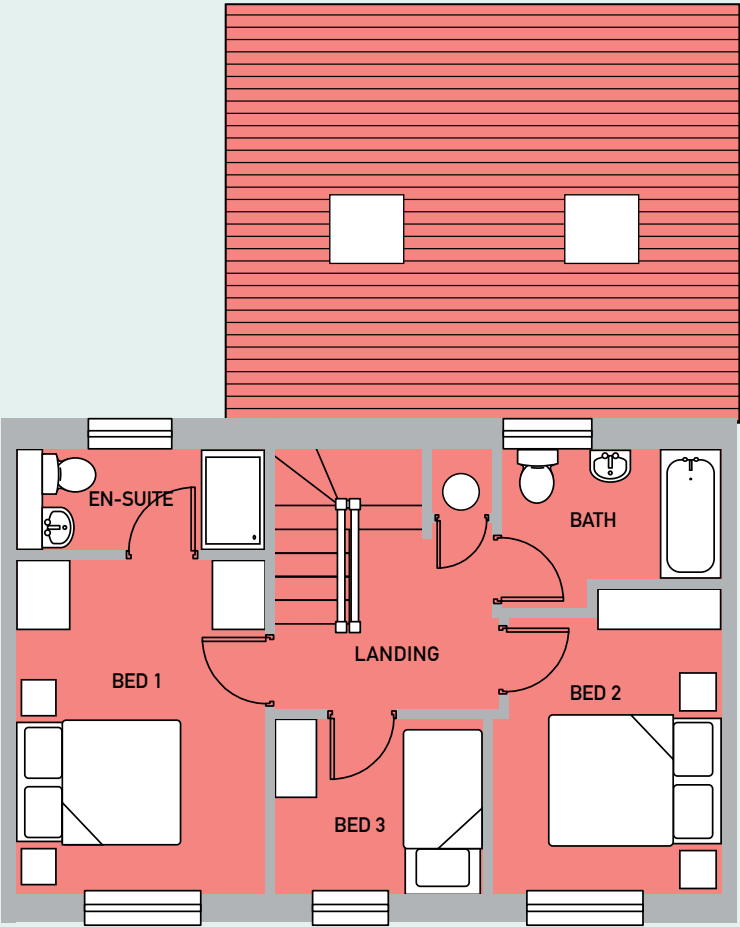
3 bed semi-detached/townhouse

Approx. 1248 sq ft / 116 sq m





Ground



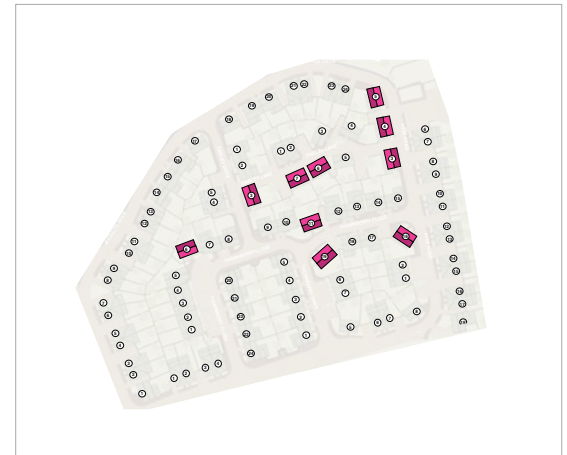
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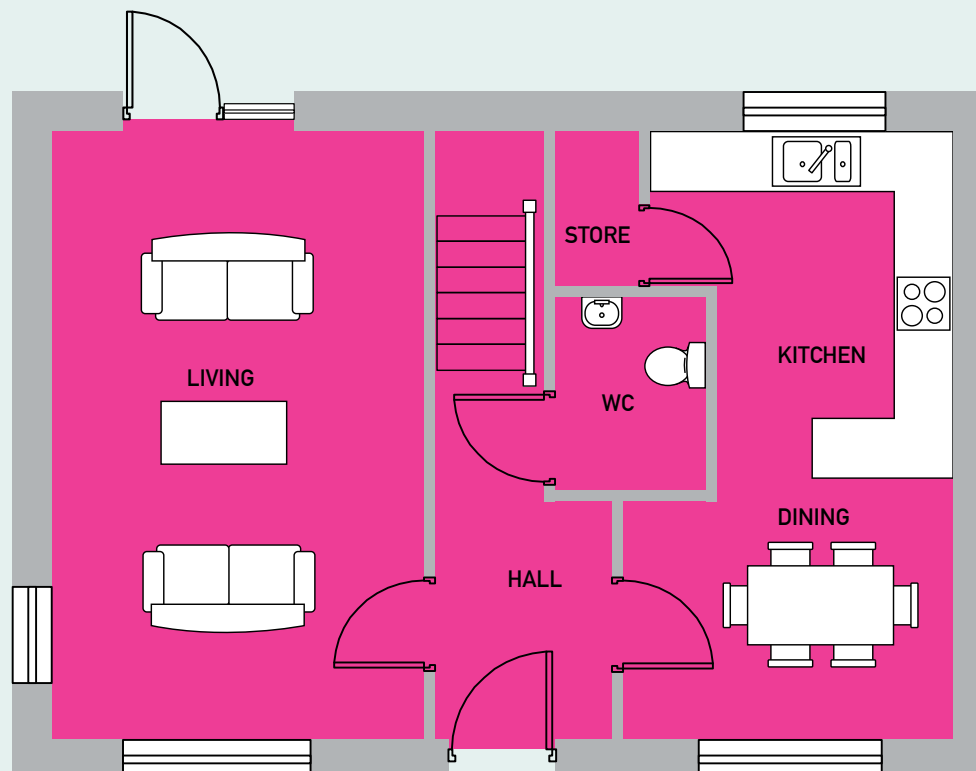
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GOLDFINCH

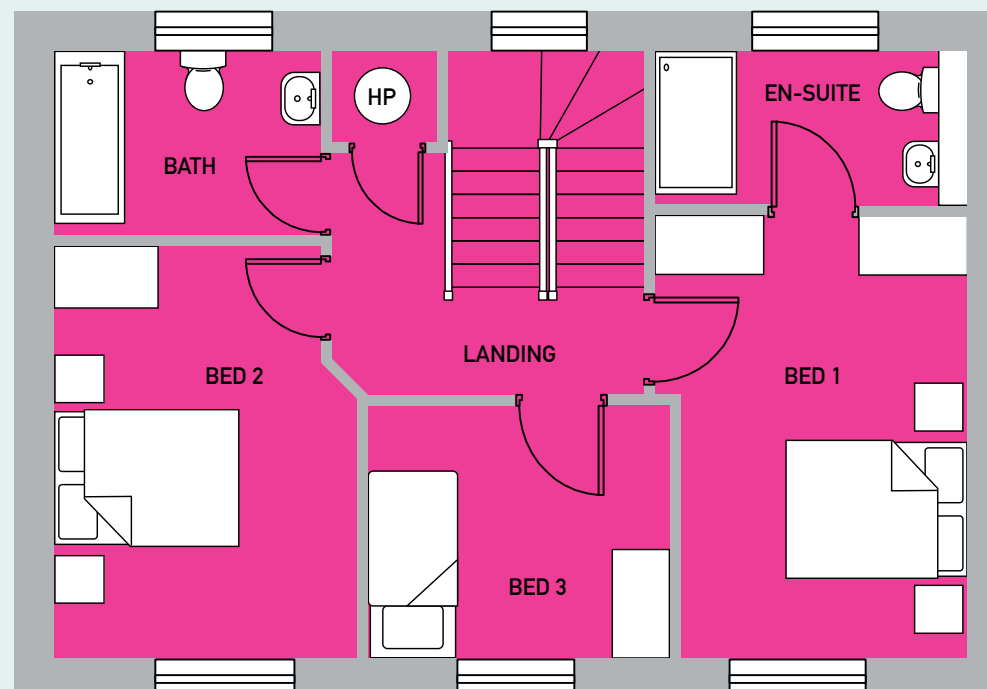
3 bed semi-detached/detached

Approx. 1087 sq ft / 101 sq m





Ground



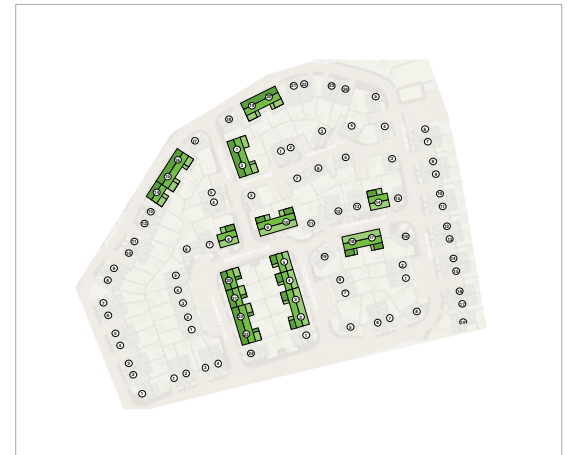
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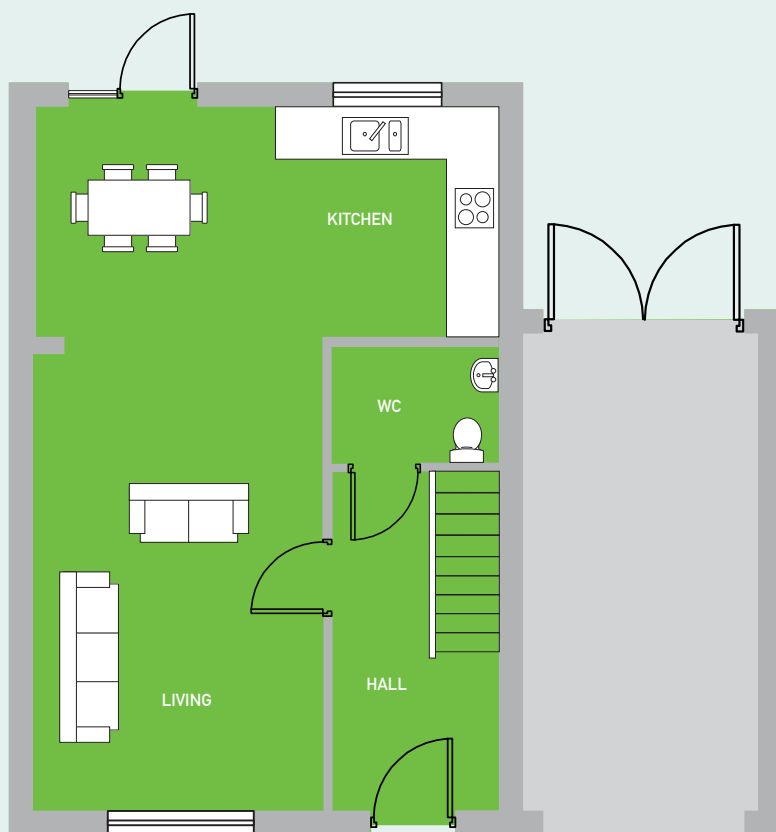
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PEREGRINE

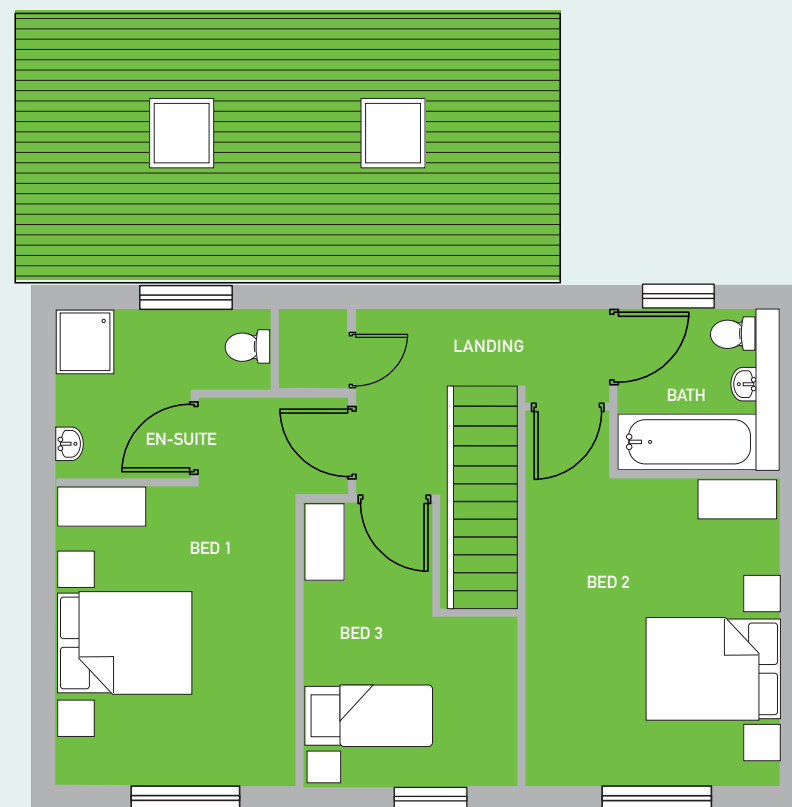
3 bed semi/townhouse

Approx. 1076 sq ft / 100 sq m





Ground



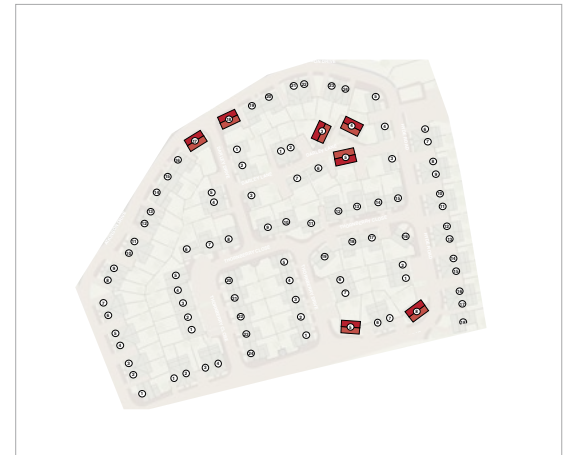
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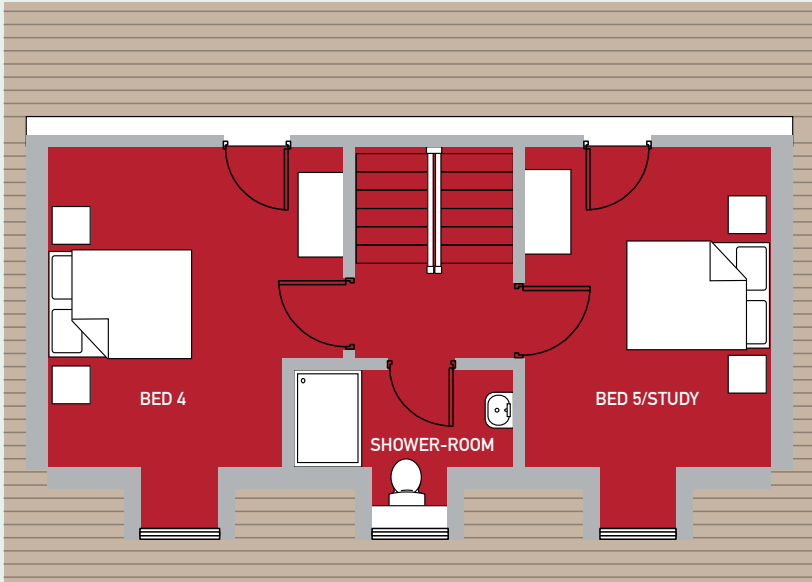
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HARRIER

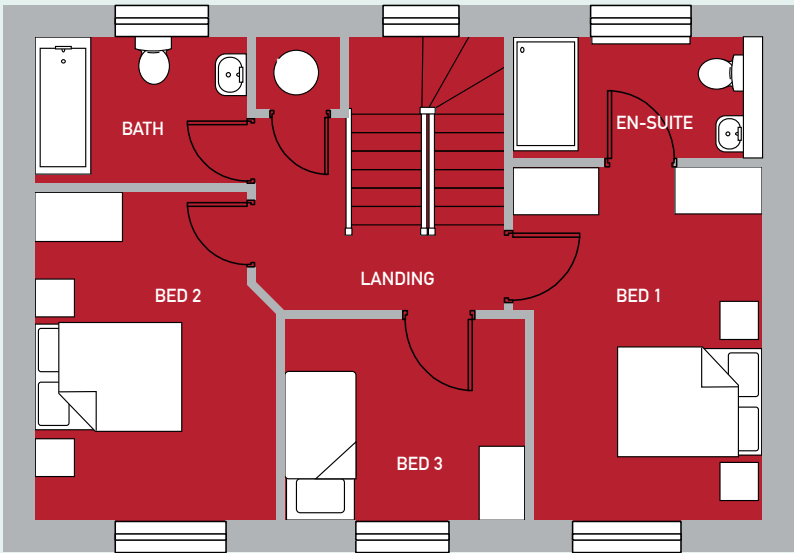
4 bed + study

Approx. 1432 sq ft / 133 sq m

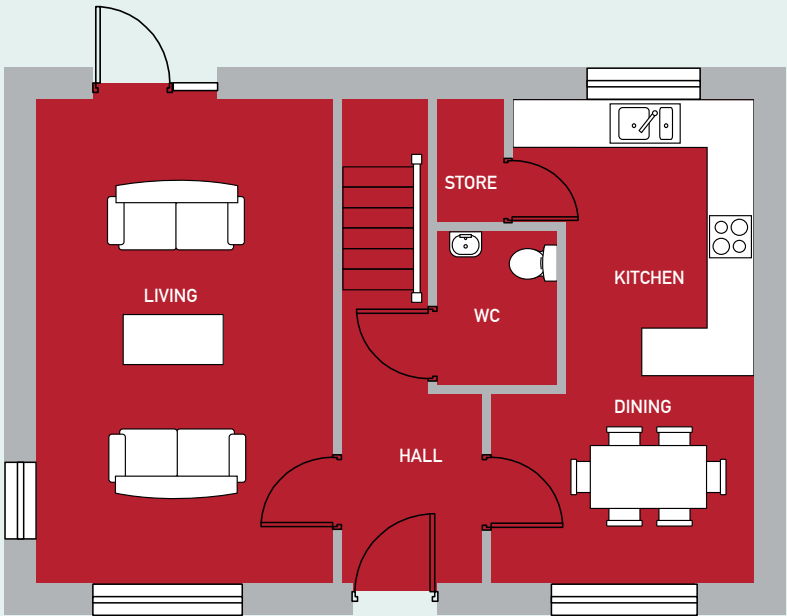




Second



First



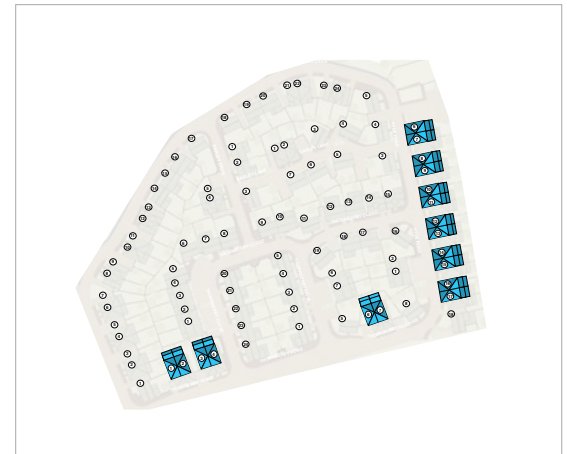
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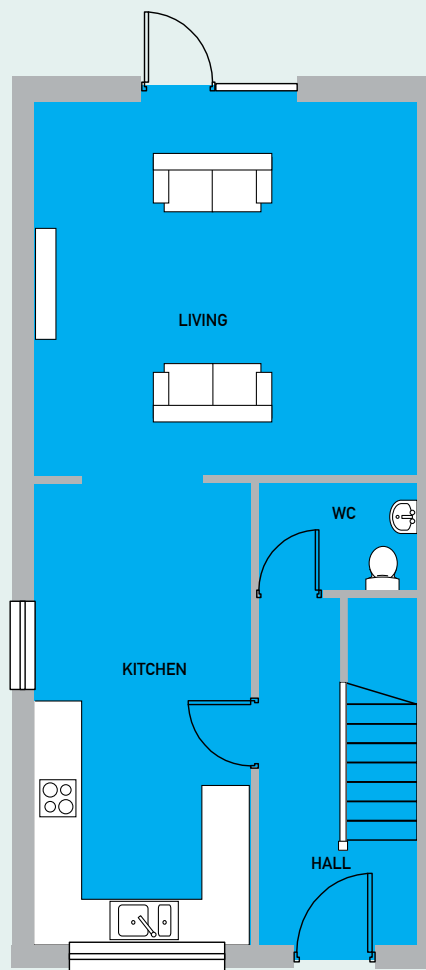
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JAY A

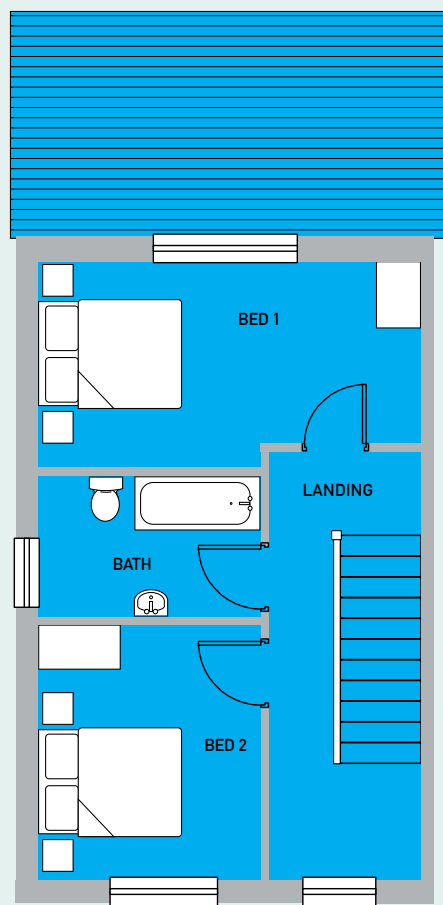
4 bed semi-detached

Approx. 1442 sq ft / 134 sq m

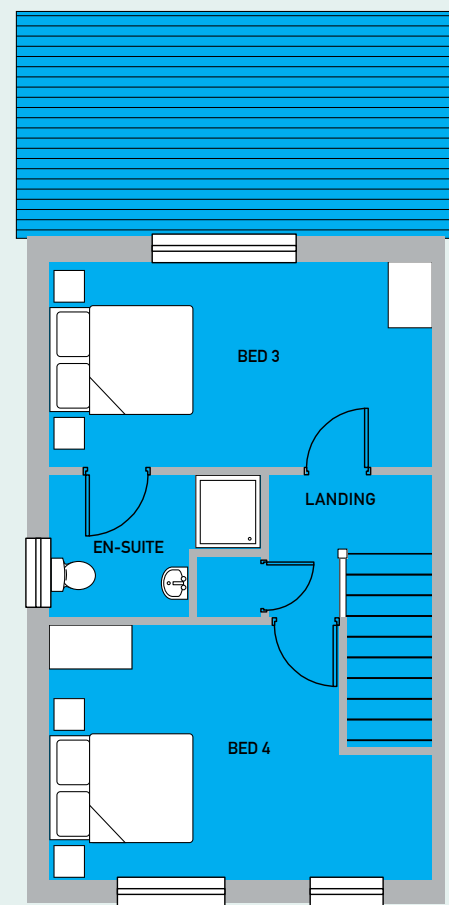




Ground



First



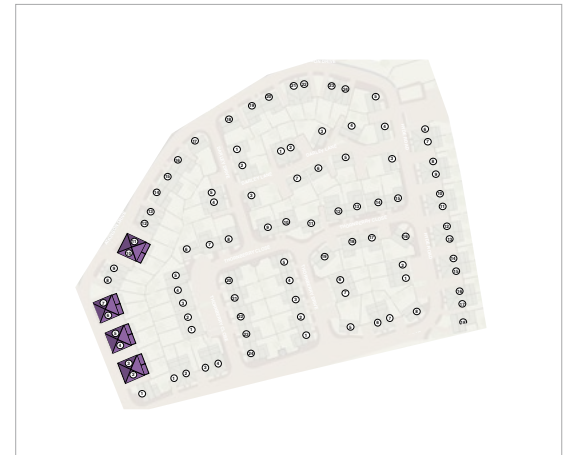
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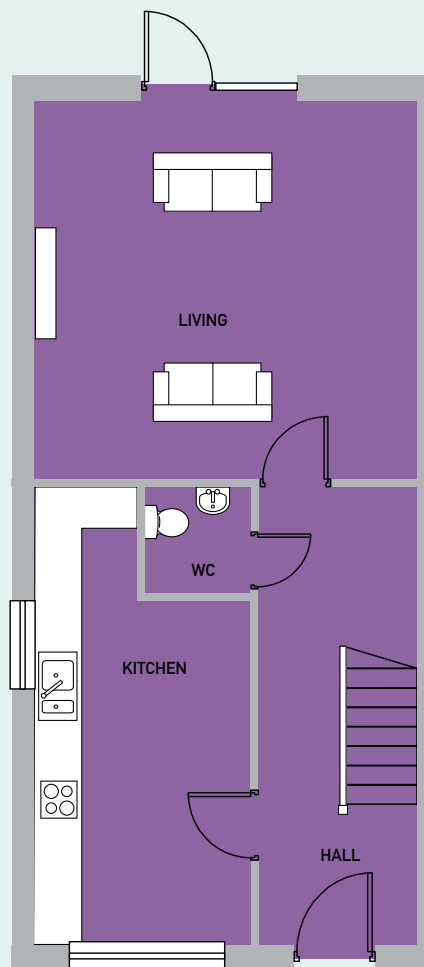
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JAY 2A

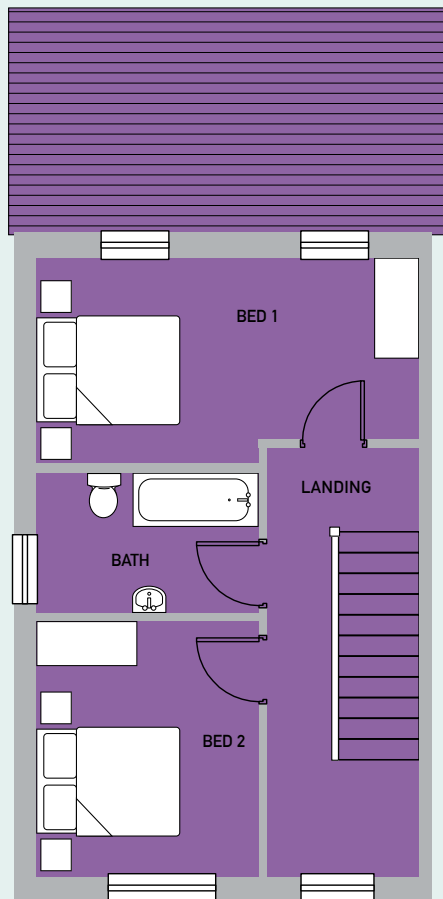
4 bed semi-detached

Approx. 1615 sq ft / 150 sq m

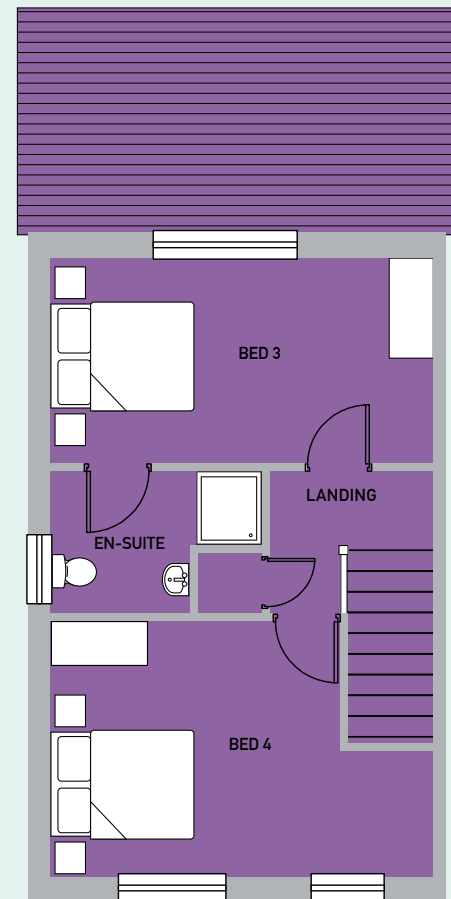




Ground



First



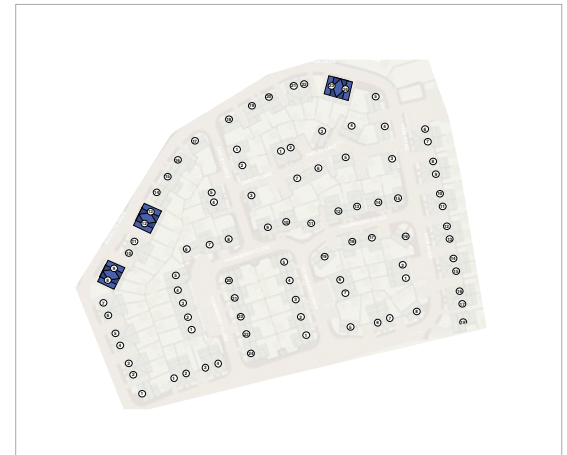
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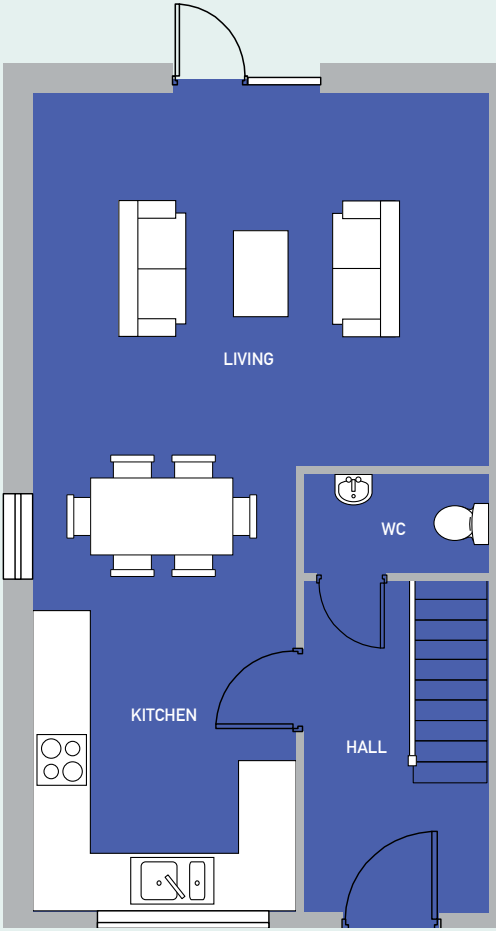
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JAY 2B

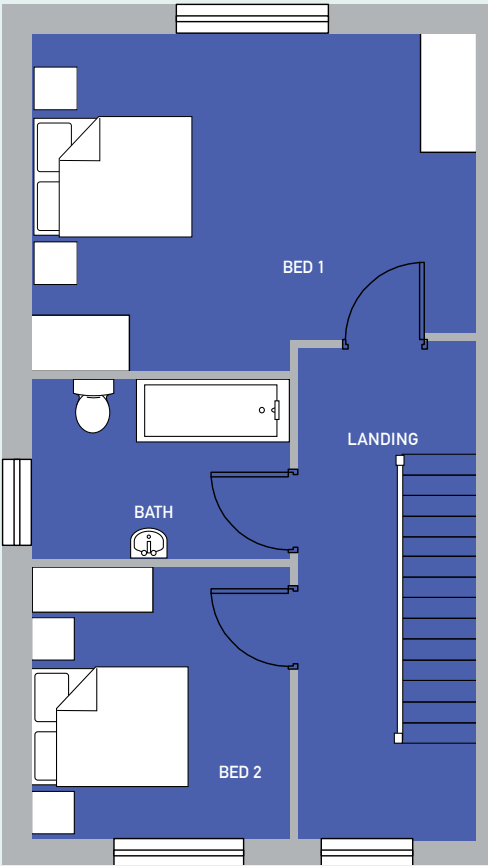
4 bed semi-detached

Approx. 1453 sq ft / 135 sq m

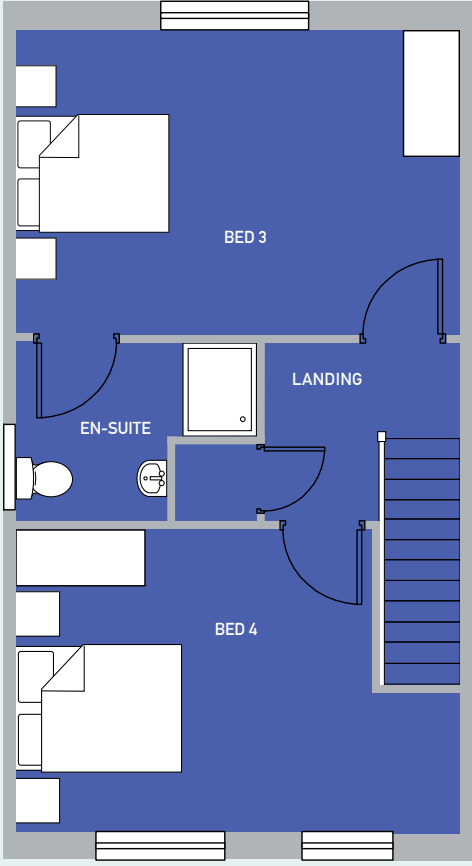




Ground



First



Second

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DIRECTIONS

Travelling south from Dundrum, travel along Sandyford Road through the crossroads with Hillcrest Road onto Enniskerry Road. Turn left into Aiken's Village and Belmont is located on the left hand side at the crest of the hill.

Travelling north from Stepside Village, Belmont can also be accessed through Belarmine – as you exit the village, take a right at the roundabout and follow the road past Belarmine Plaza. Take a left at the roundabout and Belmont is up the hill on the right hand side.





PROFESSIONAL TEAM

Developed by



sdrgroup.ie

Marketed by



PSRA Licence: 002183

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belmont@sherryfitz.ie
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Solicitor

William J. Brennan & Co.
Solicitors

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Design: byroncreative.ie



BER nos. available from Sherry FitzGerald
Range of energy Performance Indicators:
51.60kWh/m²/yr – 67.37 kWh/m²/yr