



167 Stepside Park
Stepside, Dublin 18

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Features

- Bright well-proportioned accommodation extending to approx. 225 sq.m. (2422 sq. Ft.)
- Impressive A rated BER
- Zoned gas fired central heating
- Photovoltaic (PV) solar panels
- Security alarm system
- Double Glazed windows throughout
- Off street car parking for two cars
- EV charging point
- Private and secluded rear garden
- Bespoke country style open plan kitchen by Nolan designs
- Highly convenient location close to a wide array of local amenities, Stepside Village, Sandyford Business Park, Dundrum Town Centre, LUAS and the M50

Presented in impeccable condition throughout, this superb A rated five-bedroom family home in Stepside, is a truly captivating residence developed by McGarrell Reilly Group in 2018. 167 Stepside Park creates a warm and relaxed ambiance, ideal for contemporary family living. The standout feature is the expansive open-plan kitchen dining area, which offers a fantastic and functional space for daily family life and entertaining.

Upon entering, you're greeted by a welcoming entrance hallway leading to a spacious living room with attractive window overlooking the front which leads to an open plan kitchen/living area which features a versatile storage area, a utility room and a convenient guest w.c. Upstairs on the first floor there are three generous bedrooms one with very fine ensuite and dressing room, together with a luxuriously appointed family bathroom and a spacious drawing room. On the second floor there are two further bedrooms one with ensuite and dressing room and an office room.

The property boasts a cobble lock driveway to the front with parking for two cars and side access to a beautifully maintained rear garden. The garden features a lawn, mature plants, shrubs, small shed and a patio area, providing a superb outdoor space for relaxation or entertaining.

Stepside Park is ideally situated within a short walk of the charming Stepside village where you'll find a delightful selection of shops and eateries to explore. Nestled in a tranquil, sought-after residential development off Enniskerry Road, this location offers easy access to Sandyford, Leopardstown and Carrickmines, all while enjoying the scenic beauty of the nearby Dublin Mountains and just a 15-minute drive from the vibrant Dundrum Town Centre. The area is rich in sports and recreational facilities, including Kiltarnan Tennis Club, local GAA, soccer and rugby clubs, and several golf courses. For families, there's a variety of excellent schools nearby, such as Our Lady of the Wayside National School, Kiltarnan, St. Mary's National School at Lambs Cross, Gaelscoil Thaobh Na Coille in Belarmine, St. Patrick's National School in Glencullen, Educate Together National School on the Sandyford Road and Rosemont Secondary School. Convenient public transport options are readily available, with numerous bus routes, the N11, M50 and the LUAS is also within walking distance, enhancing the accessibility of this well-connected and desirable location.





Accommodation

Reception Hall: 4.29m x 3.63m (14'1" x 11'11") with ceiling coving, timber panelling, door leading to

Downstairs wc: comprising wall hung wc with concealed cistern, whb, tiled floor and part tiled walls

Living Room: 5.3m x 5.3m (17'5" x 17'5") with ceiling coving and two picture windows overlooking the front

Kitchen/Breakfast: 4.5m x 7.15m (14'9" x 23'5") Nolan fitted kitchen, Silestone worktops, range of overhead press and drawer units, integrated Neff dishwasher, dual Neff ovens, wine fridge, integrated Neff fridge and separate freezer, four ring ceramic hob, stainless steel Neff extractor fan, undercounter sink unit, gas fired boiler, double door to rear garden and door to

Utility Room: with washing machine and dryer, overhead press units, Silestone worktops, window to side and tiled floor

Upstairs

Bedroom 1: 3.54m x 3.13m (11'7" x 10'3") with floor to ceiling built in fitted wardrobes and window to rear

Bedroom 2: 3.49m x 4.65m (11'5" x 15'3") with window to rear, door to walk in wardrobe and door to

Ensuite: with whb, w.c, shower, tiled floor, tiled walls, chrome heated towel rail, window to side

Drawing Room: 3.25m x 4.48m (10'8" x 14'8") with picture window overlooking the front, excellent range of built in shelving and storage units

Bathroom: with whb, wall hung wc, bath with telephone shower, separate double shower, tiled floor, part tiled walls and heated towel rail

Second Floor

Bedroom 3: 3.34m x 3.35m (10'11" x 11') with window to rear

Bedroom 4: 3.7m x 4.9m (12'2" x 16'1") with walk in wardrobe and door to

Ensuite: with cabinet whb, wall hung wc with concealed cistern, double shower, tiled floor, part tiled walls, heated towel rail and window to side

Bedroom 5: 3.13m x 4m (10'3" x 13'1") with floor to ceiling built in fitted wardrobes and window to front

Bedroom 6/Study: 2.22m x 3.81m (7'3" x 12'6") with window to front

Landing: with hot press

Rear Garden: Private rear garden with patio area and steps to an artificial lawn area, raised flower beds, shed and gated side access.

BER Information

BER: A3. BER No: 110028131.

EPI: 56.87 kWh/m²/yr.

Eircode

D18 Y7R0





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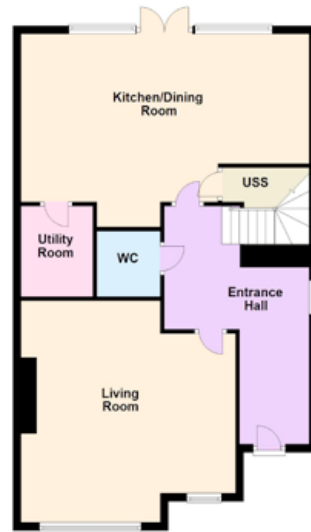
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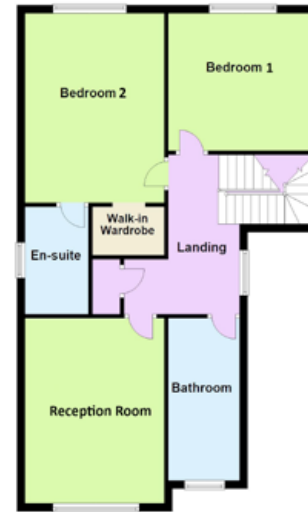
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FLOOR PLANS Not to scale - for identification purpose only.

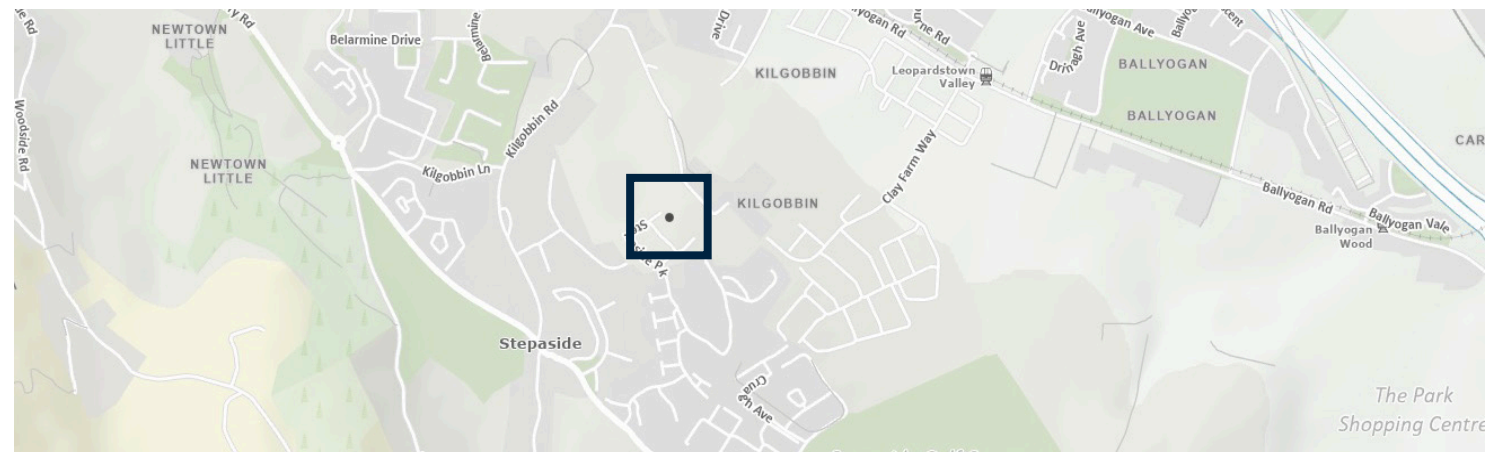
Ground Floor



First Floor



Second Floor



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