

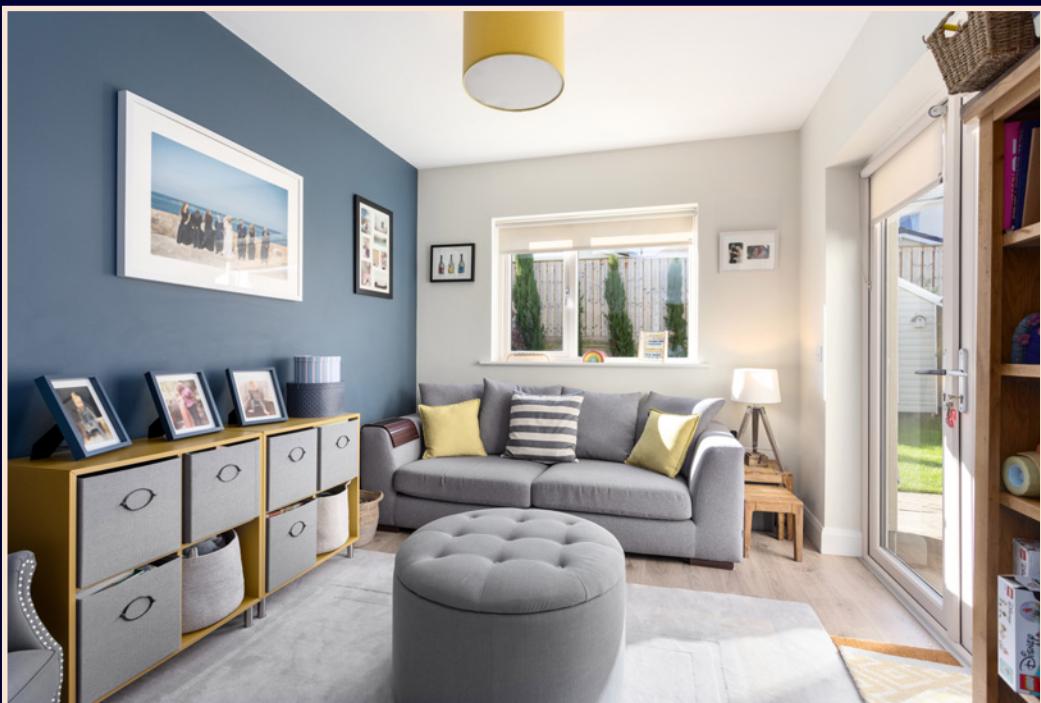


8 Belarmine Woods, Stepaside, Dublin 18

 **HUNTERS**  
ESTATE AGENT

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BER A2



# For Sale by Private Treaty

Hunters Estate Agent are delighted to present to the market this stunning four bedroom home built in 2017 and extending to spacious 168sq.m/1,808sq.ft. This prestigious property offers the rare opportunity to acquire a fine turnkey family home in the most prestigious road in the sought after Belarmine Woods development. Set over three floors of well-balanced accommodation property boasts a superb A energy rating, making it highly efficient to run and heat. The current owners have stylishly decorated the property. Throughout the house there are generous proportions and a wonderful quality of light, due in part to its ideal south facing aspect. Outside to the rear, the garden has been landscaped to take best advantage of the sun throughout the day, with a sun terrace, raised beds and a shed. To the side there is pedestrian side access and an electric car charging point.

Upon entering the property, one is welcomed by a generous hall with high ceilings. Clever understairs storage has been installed by the current owners where there is a further cloaks cupboard. To the right a lovely formal living room opens through to a stylish well-equipped kitchen with built in wall and floor units. The kitchen is fitted with Bosch appliances and has the benefit of a useful separate utility room with door to the side passage adjacent. To the rear a useful family room opening to the landscaped south facing garden offers excellent flexibility of living space. A stylish guest w.c painted in Farrow & Ball Stiffkey Blue completes the ground floor. Rising to the first floor one finds a very spacious second bedroom with en-suite. A well-equipped family bathroom and two further double bedrooms complete the accommodation on this floor. On the second floor, one finds a superb main bedroom with generous en-suite and dressing area and a wonderful outlook over the green.

Outside to the rear, there is a fine south facing rear garden landscaped with raised planted beds, lawn and two sun trap sandstone patio areas. There is gated pedestrian side access to one side and a useful painted wooden shed for storage. To the front there is cobble lock off street parking for two cars and the owners have installed an electric car charging point.

Belarmine Woods is a highly sought-after family friendly development. 8 Belarmine Woods is located in a quiet cul de sac overlooking a green, close to the playground and near to a host of local amenities including a great selection of eateries and shops within Belarmine and the village of Stepside and the lovely new Fernhill Park is just 5 minutes away. The Belarmine Woods development enjoys first class facilities, including a children's playground, creche and The Market convenience store, pharmacy and coffee shop. Schools are also well catered for with Our Lady of The Wayside, Gaelscoil Thaobh na Coille, Kiltarnan Church of Ireland NS, Stepside Educate Together, the new John Scottus senior school, Nord Anglia international School, Wesley College and Rosemount School. There is a vast choice of sporting and sports and leisure facilities in the nearby area which include Leopardstown Racecourse, Westwood Club, a selection of pitch and putt courses and a driving range alongside local football, De La Salle Rugby Club and GAA clubs. There are excellent transport links offering easy access to the M50, the N11, Sandyford Business Park, Beacon South Quarter and Dundrum Town Centre. The LUAS stop at Glencairn is approximately 15 minutes walk away and the area is serviced by Dublin Bus routes 63, 44 and the 47, which terminates directly in the estate.

## SPECIAL FEATURES

- » Four-bedroom home in superb decorative order
- » Extending to a generous 168sq.m/1,808sq.ft
- » Beautiful landscaped sunny south facing rear garden
- » Extra storage space in attic
- » Efficient A rated house built in 2017
- » Exceptionally bright and spacious accommodation
- » Stylish modern interiors
- » Modern integrated kitchen with integrated Bosch appliances
- » High performance double glazed UPVC windows
- » Situated in the sought after Belarmine Woods development
- » Easy access to the M50 and road network
- » Walking distance to Glencairn Luas (Green Line) stop
- » 46B bus route service close by
- » Within walking distance of Stepside Village
- » Close to local schools and amenities
- » Landscaped green area with playground directly opposite
- » Off street parking
- » Electric car charging point





# ACCOMMODATION

## HALL

5.26m x 2.02m (17'3" x 6'7")

Oak effect flooring, radiator cover, ceiling light, wooden window blinds, alarm panel, staircase to first floor, built in under stairs storage, door to cloaks cupboard.

## W.C.

2.02m x 1.41m (6'7" x 4'7")

Oak effect flooring, pedestal sink, w.c, ceiling light, radiator cover.

## LIVING ROOM

4.42m x 4.01m (14'6" x 13'1")

Oak effect flooring, ceiling light, curtain pole, wooden window blinds, t.v point, double doors to kitchen/dining room.

## KITCHEN/DINING ROOM

5.13m x 3.90m (16'9" x 12'9")

Oak effect flooring, hand painted built in wall and floor units in light grey, quartz countertop, upstand, and splash back, undermount stainless steel sink, extendable mixer tap, Bosch dishwasher, Bosch oven, Bosch Induction hob, Bosch 50:50 fridge freezer, Fabre stainless steel and glass extractor fan, recessed lighting, pendant light, Climate heating control, window blind, feature three light pendant, double doors to living room.

## UTILITY ROOM

1.90m x 1.77m (6'2" x 5'9")

Built in wall units and countertop, plumbed, and wired for washing machine and dryer, Glow worm gas boiler, fuse board, alarm box, ceiling light, door to side passage.

## FAMILY ROOM

3.88m x 2.88m (12'8" x 9'5")

Oak effect flooring, radiator cover ceiling light, window blind, t.v point, French doors to rear garden.

## FIRST FLOOR

### LANDING

4.21m x 2.22m (13'9" x 7'3")

Carpet, ceiling light, staircase, window blind.

### STORE ROOM

1.55m x 1.03m (5'1" x 3'4")

Storeroom with ceiling light, heating manifolds and solar panel controls.

## BEDROOM 2

Carpet, ceiling light, large built-in wardrobe, window blind, curtain pole, radiator cover.

## ENSUITE

2.42m x 1.54m (7'11" x 5'0")

Tiled floor, part tiled walls, large walk-in shower with glass and chrome shower screen, shower mixer with dual rainfall and standard shower heads, chrome heated towel rail, ceiling light, wall mounted sink, w.c, shaving light.

## BEDROOM 3

3.77m x 3.22m (12'4" x 10'6")

Carpet, ceiling light, radiator cover, large built-in wardrobe, window blind, curtain rail.

## BEDROOM 4

2.83m x 2.70m (9'3" x 8'10")

Carpet, ceiling light, window blind.

## SECOND FLOOR

### LANDING

4.32m x 2.03m (14'2" x 6'7")

Carpet, ceiling light, access to attic space, window blind.

## BEDROOM 1

4.43m x 4.01m (14'6" x 13'1")

Carpet, ceiling light, window blind, curtain pole, t.v point.

## DRESSING ROOM

3.90m x 1.86m (12'9" x 6'1") max

Carpet, wooden hand crafted built in hanging and shelving, door to immersion tank, ceiling lights.

## ENSUITE

2.05m x 1.79m (6'8" x 5'10")

Tiled floor, part tiled walls, heated chrome towel rail, corner shower enclosure in glass and chrome, shower mixer tap, ceiling light, mirrored medicine cabinet, shaving light, w.c, wall mounted sink, wooden shelving, window blind, towel ring.

## FAMILY BATHROOM

2.21m x 1.83m (7'3" x 6'0")

Tiled floor, part tiled walls, double ended bath, bath/shower mixer tap, ceiling light, wall mounted sink, w.c, window blind, mirrored medicine cabinet, chrome heated towel rail.

## REAR GARDEN

South facing rear garden landscaped in an attractive combination of sandstone patio, lawn and planted raised beds. Wooden shed, external lighting, external sockets, external tap. Bounded by wooden fencing panels. Gated Pedestrian side access to front garden.

## FRONT GARDEN

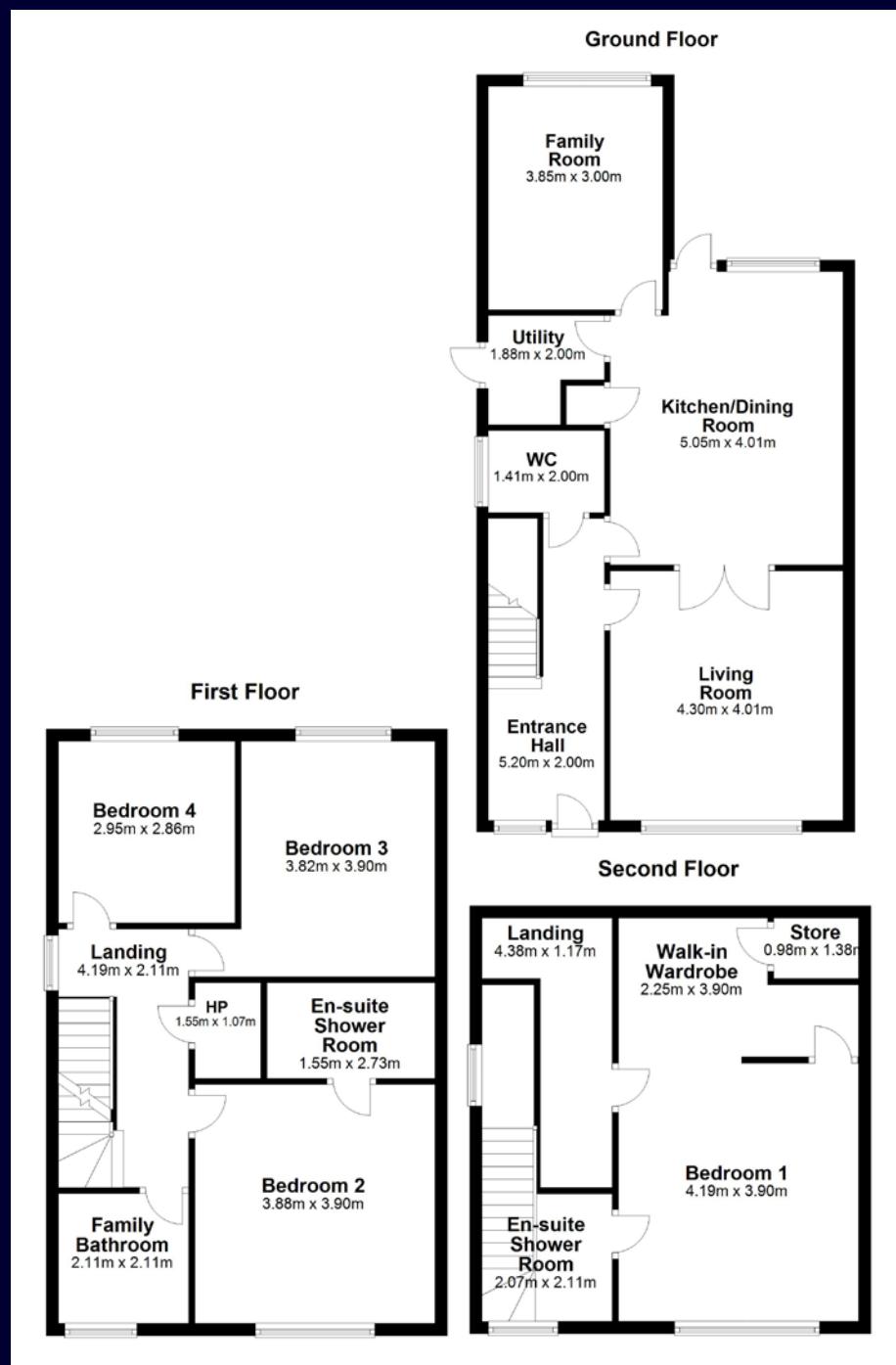
Laid out as two off street cobble lock parking spaces with planted beds and fencing. Electric car charging point, ceiling light.

## BER DETAILS

Rating: A2  
BER No: 109866525  
Energy Performance Rating: 49.61 kWh/m<sup>2</sup>/yr

## VIEWING

Strictly by appointment through Hunters Estate Agent Rathfarnham on 01 493 5410 or email: rathfarnham@huntersestateagent.ie



 **HUNTERS**  
ESTATE AGENT

T 01 289 7840 E foxrock@huntersestateagent.ie W www.huntersestateagent.ie

2 Brighton Road, Foxrock, Dublin 18

1 Saint Mary's Terrace, Grange Road, Dublin 14

4 Castle Street, Dalkey, Co. Dublin

City Centre: E city@huntersestateagent.ie T 01 668 0008



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