



14 The Village, Enniskerry Road,
Stepaside, Dublin 18.

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie

BER **C2**



For Sale by Private Treaty

Hunters Estate Agent is delighted to present this stunning two-bedroom first floor apartment. 14 The Village extends to c.75.6sq.m / 814sq.ft and will appeal to investors and owner occupiers alike. The property is decorated to a high standard and is one of the largest units in the development, making it probably the best two-bedroom apartment on the market in the area at present. Throughout this double aspect property there are generous proportions, and a wonderful quality of light abounds, due in no small part to its wonderful south westerly main aspect. There is a wonderful large sunny patio terrace opening to the 1st floor communal terrace. There is designated underground parking but its location in the centre of the village and close to public transport mean that driving is optional.

The well laid out accommodation briefly comprises of an entrance hallway with several storage spaces, living/dining room, smart fitted kitchen, master bedroom with ensuite, a second bedroom and a bathroom. There is also a generous patio terrace that enjoys a sunny southwest facing aspect which opens to a large communal terrace and a further balcony overlooking the village.

The Village apartments are located in the heart of Stepside Village. The development is well maintained and consists of an attractive mix of apartment types. Stepside Village offers a variety of eateries and local shops. Sandyford, Leopardstown, Stillorgan and Foxrock villages are all close by and offer an array of specialist shops, restaurants, coffee shops and delis. Dundrum Town Centre and Stillorgan Shopping Centre are within a short commute. The area is serviced by Dublin Bus (routes 44, 47 & 163 to the city and 63 to Dun Laoghaire) and the LUAS is easily accessible via the new Cruagh-Ballyogan greenway and Kilgobbin Road. The M50 (exit 13) is easily accessible. The area also benefits from many recreational amenities including several golf courses, Kiltarnan Tennis Club, Rugby and GAA Clubs, with marine activities in nearby Dun Laoghaire. There is horse riding, hill walking and mountain biking readily available in the nearby Dublin Mountains. There are a number of junior and senior schools within easy reach. There is also the wonderful new park at Fernhill with its 80 acres of gardens and parkland providing a new attraction to the area.

SPECIAL FEATURES

- » Lovely two-bedroom 1st floor apartment
- » Extending to a generous 75.6sq.m / 814sq.ft
- » Presented in excellent order
- » Dual aspect with main aspect southwest
- » Bright and spacious accommodation
- » Double glazed windows
- » Gas fired central heating
- » C2 energy rating
- » High gloss kitchens and wardrobes
- » Quality tiling and wooden floors
- » Neff & Indesit appliances
- » Recessed lighting
- » Quality sanitary ware
- » Generous storage
- » Secure underground parking
- » No rent cap (owner occupied)
- » Spacious terrace and balcony
- » Landscaped courtyards and external seating



ACCOMMODATION

HALL

5.30m x 1.03m (17'4" x 3'4")

Laminate floor, recessed lighting, thermostat.

BOILER ROOM

0.65m x 0.44m (2'1" x 1'5")

Laminate floor, hanging rail, Viessmann gas boiler.

STORAGE CUPBOARD

1.15m x 0.44m (3'9" x 1'5") (max)

Laminate floor, Shelving, fuse board.

STOREROOM

0.9m x 1.64m (2'11" x 5'4") (max)

Carpet, wooden shelving, ceiling light.

BALCONY 1

1.80m x 2.83m (5'10" x 9'3")

External lighting, wooden decking, glass and steel balustrade with wooden handrail, gate to communal terrace.

LIVING/DINING ROOM

6.48m x 3.36m (21'3" x 11'0") (max)

Laminate floor, recessed lighting, electric effect fire, window blinds, t.v point, door to terrace, intercom.

KITCHEN

5.12m x 1.64m (16'9" x 5'4") (max)

Tiled floor, built in high gloss wall and floor units, Indesit integrated dish washer, integrated Indesit washer dryer, diffused lighting, recessed lighting, Elica extractor, Neff oven, Bosh 50:50 stainless steel fridge freezer, door to hot press with insulated immersion tank.

BALCONY 2

1.57m x 1.00m (5'1" x 3'3")

Artificial grass, external light, glass and steel balustrade with wooden handrail

BEDROOM 1

4.67m x 3.32m (15'3" x 10'10")

Carpet, recessed lighting, window blinds, curtain rail, large built-in wardrobe, door to second balcony.

ENSUITE

2.62m x 0.88m (8'7" x 2'10")

Tiled floor and walls, sink with vanity unit, shower with glass and chrome shower door, mirror, shaving light, chrome heated towel rail, extractor fan, recessed lighting.

BEDROOM 2

3.60m x 2.47m (11'9" x 8'1")

Carpet, window blind, large built-in wardrobe, wooden shelving.

BATHROOM

2.50m x 1.90m (8'2" x 6'2")

Tiled floor and walls, recessed lighting, bath, glass and chrome bath screen, chrome heated towel rail, w.c, sink with vanity unit, illuminated mirror, extractor fan, electric underfloor heating.

BALCONY 2

1.57m x 1.00m (5'1" x 3'3")

Artificial grass, external light, glass, and steel balustrade with wooden handrail.

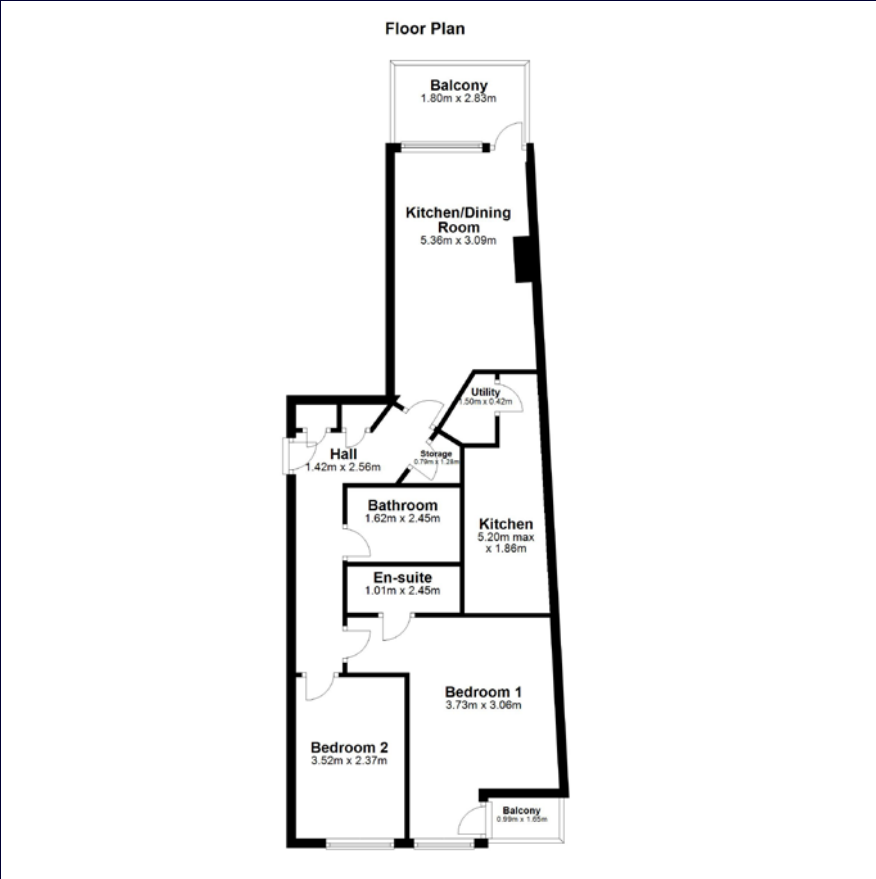


BER DETAILS:

Rating: C2

BER No: 100331446

Energy Performance Rating: 198.20 kWh/m2/yr



T 01 493 5410 **E** rathfarnham@huntersestateagent.ie **W** www.huntersestateagent.ie
1 Saint Marys Terrace, Rathfarnham, Dublin 14
2 Brighton Road, Foxrock, Dublin 18
4 Castle Street, Dalkey, Co. Dublin
City Centre: **E** city@huntersestateagent.ie **T** 01 668 0008
PSRA Licence no: 001631



Terms and Conditions

No information, statement, description, quantity or measurement contained in any sales particulars or given orally or contained in any webpage, brochure, catalogue, email, letter, report, docket or hand out issued by or on behalf of Hunters Estate Agents or the vendor in respect of the property shall constitute a representation or a condition or a warranty on behalf of Hunters Estate Agents or the vendor. Any information, statement, description, quantity or measurement so given or contained in any such sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor are for illustration purposes only and are not to be taken as matters of fact. Any mistake, omission, inaccuracy or mis-description given orally or contained in any sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor shall not give rise to any right of action, claim, entitlement or compensation against Hunters Estate Agents or the vendor. Intending purchasers must satisfy themselves by carrying out their own independent due diligence, inspections or otherwise as to the correctness of any and all of the information, statements, descriptions, quantity or measurements contained in any such sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor. The services, systems and appliances shown have not been tested and no warranty is made or given by Hunters Estate Agents or the vendor as to their operability or efficiency.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2009.