



18 Meadow Court,
Stepaside Park, Stepaside, Dublin 18, D18V9Y0

C. 102 m² / 1098 ft²

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DOUGLAS NEWMAN GOOD

DNG

18 Meadow Court, Stepside Park, Stepside, Dublin 18, D18V9Y0

Welcome to 18 Meadow Court - a wonderful 3 bed mews style home within walking distance of Stepside Village. Built by McGarrell Reilly, the clever design of this home offers living accommodation on the first floor, inviting stunning views stretching out as far as Howth Head from your living room window. Located in Stepside Park, just off the Enniskerry Road, this is a hugely popular, upmarket and mature development with extensive landscaped gardens.

This stunning home has been lovingly maintained by its current owners, and the personal architectural touches that have been added throughout the years allows maximum light to shine in from every angle.

The entire home spans to approx. 102 sq m / 1,098 sq ft. and accommodation briefly comprises of entrance hall, two bedrooms and a family bathroom on the ground floor. Upstairs there is a large bright open plan living / dining area with a beautifully presented kitchen located just off the dining area. The extensive loft has been converted and is now used as a spacious third bedroom offering large amounts of eaves storage. There is also a guest w/c & utility on this level.

There is designated parking to the front of the property and generous visitor parking. A balcony off the dining area is perfect for sitting out and enjoying the evening sun. Early viewing is highly-recommended to appreciate all this wonderful home has to offer. * An annual service charge of c. €820 payable to Smith Property Management Company.

Accommodation

Entrance Hall: With alarm panel, built in units, under stair storage, hot press with generous storage

Master bedroom: 4.06 x 3.38
Large double room with built in units and French doors leading to landscaped communal grounds.

Bed 2: 3.30 x 2.29
Generous sized bedroom to the front with fitted wardrobes.

Bathroom: 2.30 x 2.33
With tiled floor, electric shower, bath, w/c, wash hand basin, tiled splash back and built in units

Living room: 4.50 x 3.28
Light filled room with architectural touches throughout, timber floor, stunning views from living room windows

Features

- Impeccably presented family home
- Stunning views as far as Howth Head

Dining room: 3.32 x 2.58
Timber floor with balcony off.

Kitchen: 3.26 x 2.42
Located off the dining area. Timber floor, integrated dishwasher, integrated fridge freezer, Neff oven / hob & extractor fan, stainless steel sink unit, fitted wall and floor units, solid chrome fittings, Tiled splashback. Bespoke touches throughout.

Landing: Access to bedroom 3.

Loft Conversion:
Bed 3: 4.43 x 5.74
Large double room with eaves storage, Velux windows & built in units.

Guest w/c & utility:
With w/c, wash hand basin, tiled floor, built in units, velux window, plumbed for washing machine & dryer.

- Upmarket mature development
- Extensive landscaped gardens
- GFCH
- Double glazed windows throughout
- Designated parking

BER: C1 BER No. 108900192
EPI: 162.46 kWh/m²/yr



View By Appointment
Asking Price: €395,000

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Negotiator: Louise Kennedy
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PSL 002049

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For independent mortgage advice contact GMC Mortgages, call 1890 462 462 or email info@gmc.ie.

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