



Morrison Estates  
53 Belarmine Heath  
FOR SALE  
01 293 7100  
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Morrison Estates & Lettings Limited PSRA Licence No. 004334

## 53 Belarmine Heath

Belarmine, Stepside, Dublin 18 D18 EY93

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Estates



## For Sale by Private Treaty

An appealing interior decorated three bedroomed end of terrace home which has just been entirely repainted and refreshed throughout and is presented in pristine walk in condition throughout as a blank canvas and it is set out in a prime position at the end of a choice cul-de-sac location with ample communal parking and a private sunny rear garden with storage shed.

Belarmine Heath is in an immensely private cul-de-sac location and is just a short walk from the main shopping area within Belarmine which includes a supermarket, restaurants, hair salon, pharmacy, creche and community centre.

Belarmine, which is an upmarket family development built by Castlethorn, is superbly located off the Enniskerry Road, close to both Stepside and Sandyford Villages with their selection of retail and service outlets and Leopardstown Shopping Centre with Dunnes Stores. Dundrum Town Centre and village with its choice of major retail stores, cinema, theatre, restaurants and bars is also close by. There are excellent public transport facilities available nearby including the 46B and 47 bus routes from within the development which serves the LUAS, N11, University College Dublin and the City Centre. The LUAS is within walking distance with access through Sandyford Hall.

There is a selection of primary and secondary schools nearby including Stepside Educate Together, Our Lady of The Wayside, Gaelscoil Thaobh na Coille, Kiltarnan Church of Ireland NS, and Rosemount School. There is a vast choice of sporting and recreational amenities in the nearby area which include Leopardstown Racecourse, Westwood Club, Total Fitness, a selection of pitch and putt courses, driving range, Kiltarnan Ski slope and various equestrian facilities. Enniskerry Village and Powerscourt House and Gardens are a short drive

### Features

- Bright, spacious accommodation c. 122 Sq. M, (1, 313 Sq. Ft)
- Walk into condition- immaculately presented, inviting interior
- Gas Fired Central heating
- Fitted carpets, and built-in kitchen appliances Items included in sale
- Norwegian Pine Double Glazed windows
- Villeroy and Boch sanitaryware
- Digital Burglar Alarm system
- Communal surface parking
- Easily managed garden with patio area and timber garden shed

- Choice cul-de-sac location
- Convenient to M50, LUAS, Sandyford Industrial Estate and Dundrum Town Centre S

### Accommodation

**Reception Hallway:** 5.24m x 2.27m, with timber flooring, digital burglar alarm system, door to

**Living Room:** 6.13m x 3.12m, with timber flooring, feature timber mantelpiece, granite hearth, fitted coal effect gas fire, large window overlooking front, tv point and double doors to

**Large Kitchen/Dining Room:** 5.42m x 5.28m, with an extensive range of built-in presses and units, granite worktops, double bowl Franke stainless steel sink unit, built-in double oven, oven, four ring gas hob, stainless steel extractor fan, integrated fridge/freezer, washer/dryer, tiled splashback, dishwasher, pull out larder unit, ceramic tiled floor in kitchen area, gas boiler, French door to rear patio and garden

**Utility Room:** extensive storage area

**Guest WC:** with white suite- w.c, w.h.b, ceramic tiled floor and splashback, extractor fan

**Walk-In Storage Room:** with timber flooring

### FIRST FLOOR:

**Bedroom 1:** 4.21m x 4.21m with range of built-in wardrobes, window overlooking front aspect

**En- Suite Shower Room:** with white suite comprising fully tiled step in shower, w.c, w.h.b, ceramic tiled floor and splashback, strip lighting and shaver socket

**Bedroom 2:** 4.14m x 3.21m, with range of built-in wardrobes, window to rear aspect

**Bedroom 3:** 3.21m x 2.18m, with built-in wardrobes, window overlooking rear aspect

**Bathroom:** 3.22m x 1.88m, with white suite comprising bath with telephone shower over, w.c., w.h.b, part ceramic tiled walls and floor, heated towel rail Hotpress, window to side

### Outside:

Easily managed level lawned rear garden with sheltered patio area and mature trees and planting. The property is end of terrace therefore has the benefit of an exclusive side passage access from front to rear garden. This space could be used as a covered in storage area if required. The front has mature planting and shrubbery.

Timber Shed.

Belarmine Heath enjoys a highly desirable cul-de-sac location with all the facilities within this development at hand including the extensive open green areas with seating, walkways/cycle paths, on-site children's playground, creche and retail facilities.

**Management Co:** Management Co name

**Annual Service Charge:** €XXX Per Annum



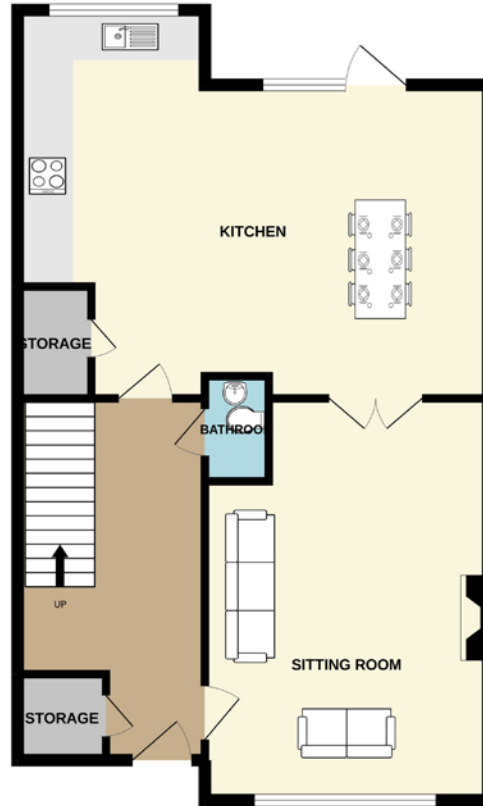
Viewing: By prior appointment

**BER: C1**  
**BER Number:** Ber No. ??  
**Energy Performance Indicator:** ?? kWh/m<sup>2</sup>/yr

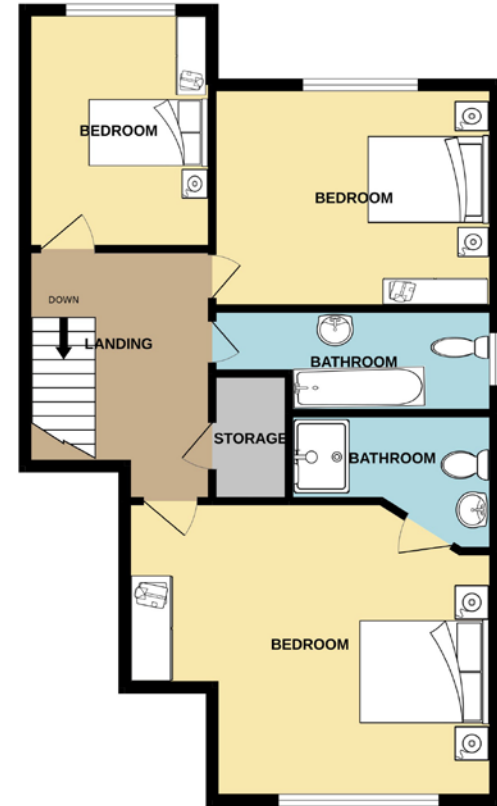
**BER C1**



GROUND FLOOR



1ST FLOOR



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**01 293 7100**

Sandyford

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