



9 The Rectory, Stepside, Dublin 18 D18TP38

119 sq.m / 1,281 sq. ft.

DNG Stillorgan
18 Lower Kilmacud Road, Stillorgan, Co. Dublin
T: 01 283 2700 | E: stillorgan@dng.ie

Negotiator:
Louise Kennedy
086 0272375
PSL 002049



DNG
DOUGLAS NEWMAN GOOD

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

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Simply stunning with the perfect south west facing garden!
DNG are delighted to bring to the market No.9 The Rectory.

If you are looking for a home in walk in condition and located in one of Stepside's most exclusive developments then look no further than 9 The Rectory. Positioned in this almost traffic free cul de sac location is where you will find hidden this beautifully extended three bed semi-detached family home.

Walking into this home you will be immediately struck by a lovely sense of space and light with excellent proportions throughout. The house is imaginatively extended to incorporate a fantastic light filled living room and separate family room to the rear.

This home has been beautifully maintained by its current owners and offers the discerning purchaser approx. 119 sq. m / 1,281 sq. ft. of spacious accommodation throughout.

Downstairs accommodation comprises entrance hall, living room, family room, kitchen, dining room and utility. Upstairs accommodation comprises two double bedrooms, the master of which is en suite and a generous sized third bedroom. A family bathroom completes the accommodation at this level.

A real stand out feature of this home is the fantastic sunny and beautifully presented south west facing garden located to the side of the house. Stepping outside you are immediately met with an oasis of calm. Abundantly stocked with mature shrubs, plants and trees, the garden is fully enclosed and is not overlooked. Laid out mostly in lawn with the added benefit of a decked outdoor area this wonderful home offers endless opportunities for outdoor play and sunny barbecues not to mention the obvious potential to extend further (subject to planning permission). There is the added benefit of a side entrance which allows a safe and secure environment for children to play.

All the amenities of both Stepside and Dundrum are only minutes away and the LUAS Station at The Gallops is within an easy walk (13 minute walk via Kilgobbin Lane).

The Rectory is served by an excellent choice of schools close at hand that includes Our lady of the Wayside National School, Kiltarnan National School, Taobh Na Coille, Holy Trinity and St Mary's National School.

For the active and fitness enthusiasts both Cabinteely and Marlay Park are within easy reach as is Dun Laoghaire & Carrickmines Golf Club and Carrickmines Lawn Tennis Club.

Early viewing is recommended to appreciate what this wonderful home has to offer

The new owner will become a member of the Owners Management Company. The owner will have to pay an Annual Service charge, which may increase once warranties expire. The owner may have to pay into a sinking fund to cover future major maintenance and repairs to the common areas.

Accommodation

Entrance Hall: 4.23 x 1.89

With alarm panel, USS & utility room

Utility Room: 1.27 x 0.88

Plumbed for washing machine

Kitchen: 2.75 x 2.74

With fitted wall and floor units, stainless steel sink unit, integrated dishwasher & fridge freezer, Zanussi oven / hob & extractor fan, tiled splash back and tiled floor.

Dining Room: 3.65 x 3.54

Located to the front with tiled floor.

Living Room: 6.25 x 4.69

Large bright room with double doors from kitchen, velux windows, recessed lighting and doors to south west facing garden.

Family Room: 4.48 x 2.94

Extended room overlooking sunny garden with recessed lighting and velux windows.

Landing: 2.80 x 2.67

With H/P and access to attic.

Master Bedroom: 4.77 x 3.85

Large double bedroom to the front. En suite off. TV Point and built in wardrobes.

En suite: 1.97 x 1.55

With w/c, wash hand basin, tiled floor & walk in shower with tiled surround.

Bed 2: 2.92 x 2.61

Double bedroom overlooking garden with fitted wardrobes

Bed 3: 3.21 x 1.96

Generous sized bedroom to the rear.

Bathroom: 1.68 x 2.65

With w/c, wash hand basin, bath & shower, tiled floor & tiled splash back.

View By Appointment

Asking Price: €545,000

BER: C2

BER No.110934049

EPI: 185.95 kWh/m²/yr

Features

- Beautifully extended three bed semi detached family home
- Perfect south west facing garden
- Presented in walk in condition
- Located in one of Stepside's most exclusive developments
- Accommodation extends to approx. 119 sq.m / 1,281 sq. ft.
- GFCH
- Fully enclosed and not overlooked
- Potential to extend further (subject to planning permission)
- Side entrance
- Minute's walk from Stepside Village
- Ample parking available in the area.
- Walking distance to the LUAS at The Gallops.
- 5 minute drive to the M50
- Highly regarded local primary and secondary schools nearby
- Close to all amenities
- Management Company: €350 per annum to be paid to O'Dwyer Property Management.

