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**For Sale by Private Treaty**



**72 Stepside Park, Stepaside, Dublin 18.**





## For Sale by Private Treaty

# 72 Stepside Park, Stepside, Dublin 18.

Allen & Jacobs is delighted to present this stunning extended detached residence. Presented in immaculate condition throughout and providing well-proportioned light filled accommodation c.209sqm/2,250sqft (including attic). There has been major upgrading by its current owners to include contemporary open plan extension to the rear and attic conversion with en suite shower room. Other features include; lovely Neptune fitted kitchen, upgraded master bedroom en suite, extensive use of timber floors, upgraded gas boiler and a secluded westerly orientated rear garden with wraparound Indian sandstone patio.

The location is ideal for those looking for a safe family friendly well-maintained development only minutes' walk to Stepside village with its array of amenities. Beside bus routes, M50 and within easy reach of the Luas green line making the journey into the city centre extremely convenient. Extensive shopping facilities are also close by including; Carrickmines Shopping Centre, Dundrum Town Centre and Sandyford/Leopardstown/Stillorgan Shopping centres. The area also benefits from a good selection of schools; Educate together, Gaelscoil Thaobh na Coille, Our Lady of the Wayside National School, Rosemount secondary school, to name a few.

Accommodation briefly comprises; porch, reception hall, study, family room, living room, extended kitchen/dining room, utility, guest toilet, 4 bedrooms (master en suite), bathroom and converted attic room with en suite shower room.

### At A Glance

- Detached residence c.209sqm/2,250sqft (including attic) in show house condition t'out
- Contemporary, light filled open plan extension to the rear
- Converted attic with en suite shower room
- High quality Neptune fitted kitchen
- Feature floor to ceiling sliding Aluclad doors to garden
- Large sunny and secluded landscaped rear garden c.14.5m with perfect westerly aspect
- Wraparound Indian sandstone patio
- Large utility room with ample storage
- Extensive use of solid timber floors
- Master bedroom en suite
- Alarm
- Double glazed windows
- GFCH (boiler recently upgraded)
- Energy efficient house BER: C1
- Ample off-street parking with room for 3/4 cars
- Easy walking distance to village
- Close to Luas, M50, N11, several bus routes & shopping facilities
- Good selection of schools within easy reach

### Negotiator

Gary Jacobs MSCI MRICS



### Accommodation

**Entrance hall:** Attractive solid pitched pine timber floor; ceiling cornicing, recessed lighting, alarm panel

**Guest toilet:** Attractive solid pitched pine timber floor; whb, wc, storage press

**Study:** 3.22m x 2.62m Attractive solid pitched pine timber floor; recessed lighting, ceiling cornicing

**Living room:** 4.19 x 2.96 Attractive solid pitched pine timber floor; recessed lighting ceiling cornicing

**Family room:** 5.2 x 3.92 Attractive solid pitched pine timber floor; ceiling cornicing, recessed lighting, feature natural stone fireplace and heath, built in storage unit, built in cast iron solid fuel stove

**Kitchen/dining room:** 6.97 x 4.36 + 3.86 x 1.65 Stunning fitted Neptune kitchen with silestone counter tops, breakfast counter with under bowl sink, extensive range of eye & floor level units, single oven and microwave combination oven, gas hob, extractor fan, tiled and silestone splashback, attractive porcelain tiled floor; recessed lighting, large roof lights, 2 x feature floor to ceiling Aluclad sliding doors to patio and garden

**Utility** 3.26 x 1.7 Porcelain tiled floor; built in units and shelving, fitted counter with stainless steel sink unit, plumbed for washing machine, recessed lighting, door to side passage

### Upstairs

**Landing** Shelved hot press with dual immersion

**Bedroom 1 (front):** 3.4 x 2.66 Fitted wardrobe, part timber panelled wall, ceiling cornicing

**Bedroom 2 (front/master):** 4.37 x 3.6 Built in wardrobes, recessed lighting, ceiling cornicing, alarm panel

**En suite:** 3 x 1.16 Fully tiled walls & floor; large shower cubicle with rainwater power shower; floating whb with under storage, wc, fitted mirror; heated towel rail

**Bedroom 3 (rear):** 4.1 x 3.05 Ceiling cornicing, wall to wall built in wardrobes

**Bedroom 4 (rear):** 3.97 x 2.83 Fitted wardrobe, ceiling cornicing

**Bathroom:** 2.88 x 2.03 Fitted bath with electric shower; wc, bidet, marble sink with under storage, shaving light, fitted mirror; tiled floor; recessed lighting

**Attic room:** 4.66 x 4.9 Attractive pine timber floors, eaves storage, 4 x velux roof lights

**En suite:** 2.88 x 2.03 Fitted quadrant shower cubicle with power shower; pedestal whb, wc, fully tiled walls & floor; velux roof light, recessed lighting

### Outside

To the front is a well landscaped garden with lawn areas and raised flower beds planted with a variety of plants and shrubs. There is also a cobblelock drive providing good off-street parking. To the rear is a lovely secluded westerly orientated garden c.14.5m with lawn area and extensive wraparound Indian sandstone patio. There are raised flowerbeds bordered by sleepers and planted with shrubs and trees. To one side is a side entrance and to the other side a converted storage area with access front to back.



### Viewing

Strictly By Prior Appointment  
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### Notes:

