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20 Atkinson Drive

Belmont, Dublin 18 D18 H262

Morrison
Estates



For Sale by Private Treaty

This is an immaculate and very well presented three bedroom showhouse style home with a pristine, bright, modern interior with a south facing landscaped garden and car port to side and overlooks a landscaped green area.

Atkinson Drive is part of Belmont which is an upmarket development of family homes which 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 is a selection of neighbourhood facilities within walking distance at Belarmine including a fine delicatessen/convenience store, butchers, chemist, newsagents, crèche and nearby primary schools - Gaelscoil Thaobh na Coille and Stepside Educate together.

There are excellent public transport facilities available nearby including the terminus for the 46B and 47 bus routes from within the adjacent Belarmine development; these routes serve the LUAS, N11, University College Dublin and the City Centre. The LUAS at Glencairn is within walking distance through a designated walking lane from the development. There is a vast choice of sporting and recreational amenities in the nearby area which include Energie Fitness Belarmine, Total Fitness Leopardstown, Fun Fitness, Leopardstown Racecourse, Westwood Club, a selection of pitch and putt courses, driving range, Kilternan Ski slope and various equestrian facilities. The recently opened Fernhill Gardens is located opposite the development and includes public access to landscaped walkways and running facilities. Enniskerry Village and Powerscourt House and Gardens are also a short drive away. Convenient to M50, LUAS, Sandyford Industrial Estate and Dundrum Town Centre.

Features

- Bright, spacious accommodation c. 100 Sq. M, (1,076 Sq. Ft)
- Upmarket residential family area
- Prominent attractive frontage with a car port to side
- Walk into condition- immaculately presented, inviting interior
- Fitted carpets, blinds, light fittings and built-in kitchen appliances included in the sale
- Air-to-Water Heat Pump System giving a top A3 rating with underfloor heating at ground level
- Designer kitchen and integrated appliances
- Three large double bedrooms
- Attic with stira access and partially floored area for extra storage suitable for conversion
- PVC double glazed windows
- Digital Burglar Alarm system
- Side door access to garden
- Easily managed sunny landscaped rear garden with fitted decking and timber garden shed
- Option to extend at rear
- Choice location overlooking green area
- Pedestrian access to the LUAS

Accommodation

Reception Hallway: 4.06m x 2m with tiled flooring, doors to living room and guest wc., stairs to first floor, understairs storage, digital burglar alarm panel

Guest WC: 2.03m x 1.47m with white bathroom suite, pedestal wash hand basin, panelled walls,

tiled flooring

Living Room: 5.53m x 3.49m open plan space with timber flooring, fireplace feature, windows overlooking front aspect with plantation shutters fitted t.v. point, dual aspect.

Kitchen/Dining Room: 5.61m x 2.71m with a range of modern built-in units, worktop, tiled splashback, integrated sink unit, four ring electric hob, extractor fan, oven, integrated fridge freezer, dishwasher, plumbed for washing machine, feature vaulted ceiling with skylights, recessed lighting, timber flooring and door out to the rear garden.

Stairs to first floor

Landing area: hotpress with immersion, carpet flooring and doors to bedrooms

Master Bedroom 3.7m x 2.93m with built-in wardrobes, window to front aspect, carpet flooring and door to

Ensuite 2.61m x 2.04m with tiled shower unit, w.c., whb with fitted cabinet over, mirror, recessed lighting, tiled flooring.

Bedroom 2: 3.72m x 3.05m. with carpet flooring, built in wardrobes, window overlooking front aspect

Bedroom 3: 3.6m x 2.65m with built-in wardrobes, carpet flooring, window overlooking front

Bathroom 1.95m x 1.92m bath with shower over, w.c., whb with fitted cabinet over, mirror, partly tiled walls and tiled flooring.

Stira attic access with floored attic area for additional storage and suitable for conversion

Garage 5.85m x 2.86m with double timber doors to rear garden

Outside

The house has a very attractive south facing sunny rear garden with a sun trap deck area and lawned grass area in very good condition and with a garden shed feature for storage. There is access through wooden double doors to the car port at side from front and rear. The front of the house faces on to a large green area giving a bright open outlook which is not overlooked.

There would be opportunity with this property to extend to rear if required.

Annual Service Charge: €317 per annum





Viewing: By prior appointment

BER:A3

BER Number: 109597039

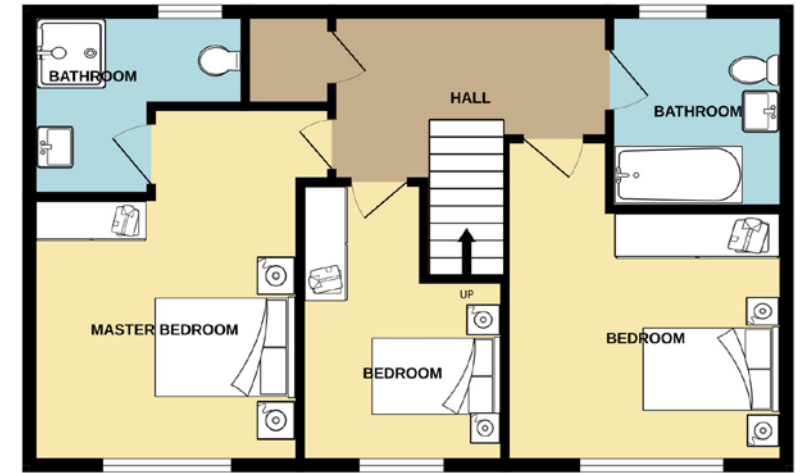
Energy Performance Indicator: 65.26 kWh/m²/yr

BER A3

GROUND FLOOR



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