



2E Belarmine Drive, Stepaside, Dublin 18 D18 E193





FOR SALE BY PRIVATE TREATY

A modern first floor apartment situated in a profile location setting with a south westerly aspect and open outlook close to entrance to Dublin Mountains.

Once you step inside you see a wonderful interior which is presented with great flair and a truly inviting ambience pervades; this apartment is kept in pristine condition by an owner occupier, and it is finished to an extremely high specification including feature timber floors throughout the living areas and is in absolutely walk into condition- truly a perfect home.

Belarmine Drive is a private and highly coveted location very close to the main shopping area and entrance to the development which enjoys an idyllic picturesque outlook 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. It also benefits from nearby pedestrian access onto the adjacent scenic Kilgobbin Lane, which runs between Enniskerry Road and Kilgobbin Road. The newly open Fernhill Gardens dating back to 1823 has its entrance beside the entrance to Belarmine.

Belarmine, 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 47 bus route from within the development which serves the LUAS, N11, University College Dublin and the City Centre. The LUAS is within walking distance.

There is a vast choice of sporting and recreational amenities in the nearby area which include Leopardstown Racecourse, Westwood Club, a selection of pitch and putt courses, driving range, Kilternan Ski slope and various equestrian facilities, rugby and football clubs. Enniskerry Village and Powerscourt House and Gardens are a short drive away.

FEATURES INCLUDE:

- Bright, spacious accommodation c. 76 Sq. M, (818 Sq. Ft)
- Absolutely turn key, pristine condition and tastefully presented throughout
- Gas Fired Central heating
- Fitted flooring, curtains and built-in kitchen appliances Item included in sale namely oven, hob, extractor fan, dishwasher and washer / dryer
- Norwegian Pine Double Glazed windows
- Villeroy and Boch sanitaryware
- Wired for Alarm
- Communal surface parking to front
- Meticulously maintained communal landscaped grounds within the development
- Choice location with sunny south westerly facing aspect
- Convenient to M50, LUAS, Sandyford Industrial Estate and Dundrum Town Centre
- Lift from car park to all floors
- Extensive professionally landscaped areas with water feature and interesting tree lined streetscapes
- Large private balcony with open outlook over extensive green area
- Upmarket exclusive location close to the LUAS, M50, Carrickmines Retail Park and the Sandyford Business Region.

ACCOMMODATION

Reception Hallway: with timber flooring, window feature, digital burglar alarm system, door to

Living Room/Kitchen: (8.60m x 3.48m) overall, with timber flooring, floor to ceiling feature window overlooking front. Windows to side, tv point

Kitchen: (3.43m x 2.62m) with an extensive range of built-in presses and units, granite worktops, double bowl Franke stainless steel sink unit, built-in Bosch double oven, oven, four ring Bosch gas hob, stainless steel extractor fan, Bosch integrated fridge/ freezer, plumbed for an integrated washing machine, pull out larder unit, strip lighting, gas boiler, Siemens heating timer, window overlooking communal gardens

TWO DOUBLE BEDROOMS:

Master Bedroom 1: (4.2m x 3.18m) with range of built-in wardrobes, picture window overlooking front, timber floor, tv point and door to

En- Suite Shower Room: (1.97m x 1.9m) with white suite comprising fully tiled step in shower,with curved glass door, w.c, w.h.b, ceramic tiled floor, strip lighting and shaver socket, extractor fan

Bedroom 2: (4.18m x 2.81m) with range of built-in wardrobes, timber flooring, picture window overlooking front

Bathroom: (2.43m x 2.07) with white suite comprising bath with telephone shower over, w.c., w.h.b with tiled splash back and surround,part ceramic tiled walls, tiled floor, strip lighting and shaver socket, heated towel rail

Storage Press Hanging Cloaks Cupboard

Hotpress

OUTSIDE:

Access to terrace area with a westerly aspect with outlook over green area and mountain outlook and bordered by flowerbed. Communal enclosed landscaped gardens to rear with mature trees and flowering shrubbery. Bin Shed. Bicycle Racks.

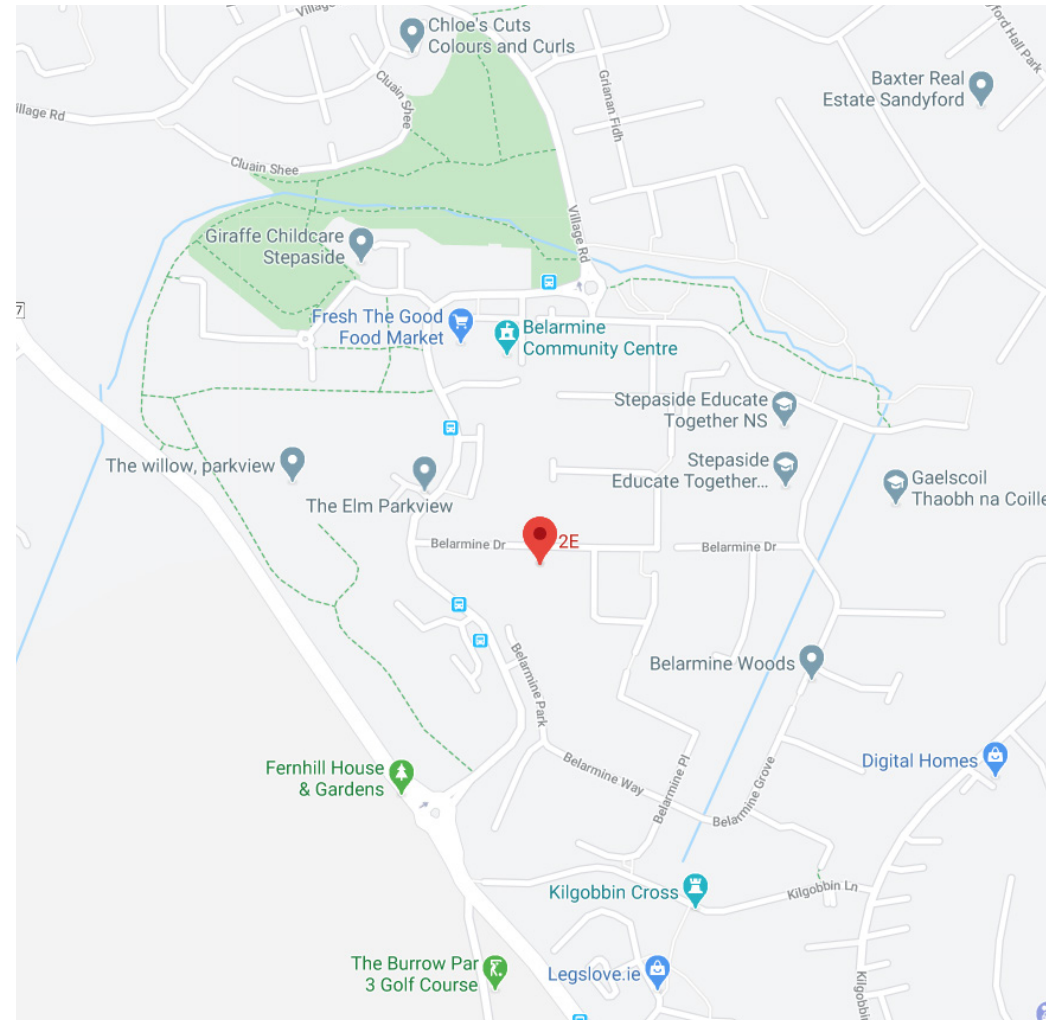
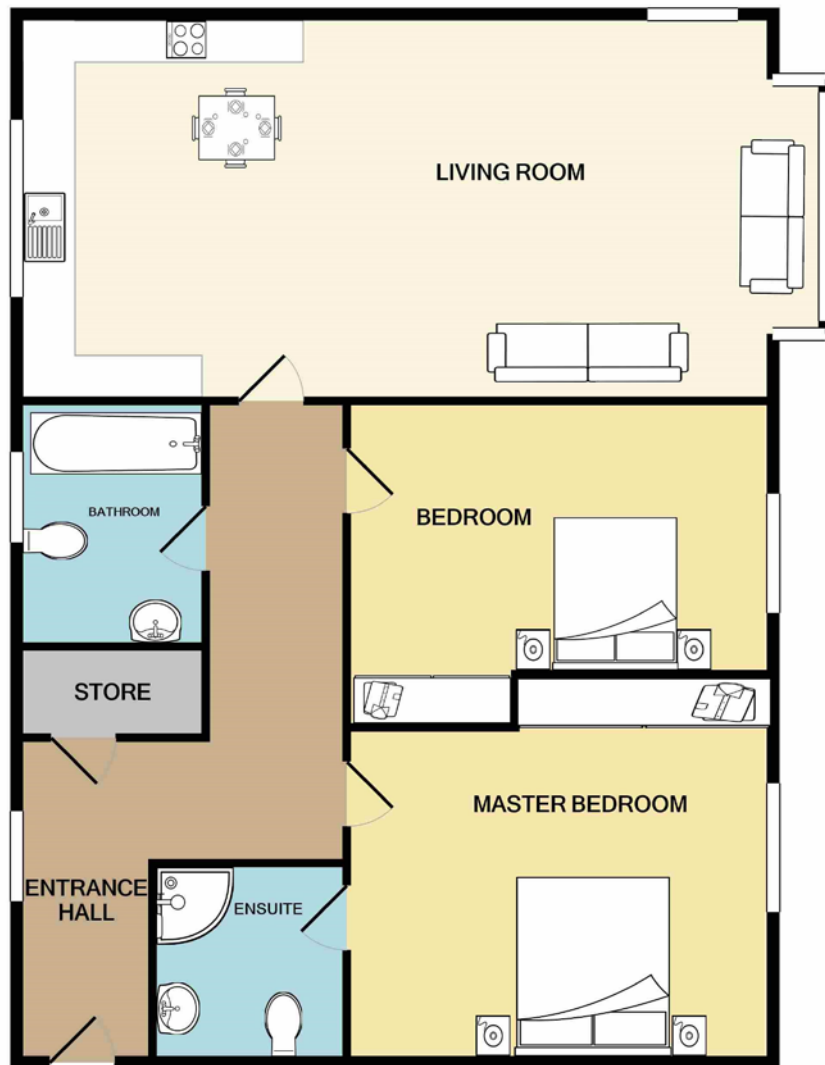
MANAGEMENT CO: Petra Property Management

ANNUAL SERVICE CHARGE: €1502.14 Per Annum (2020 figure)

BER INFORMATION: B3
BER Number 112911375
145.9 kWh/m2/yr

VIEWING: By prior appointment.





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