



137 Stepside Park, Stepside, Dublin 18

**Morrison  
Estates**

Sales and Lettings



## For Sale by Private Treaty

A stunning modern detached five bedroom family home in show house condition with an inviting, smart interior. 137 has been extremely well maintained and tastefully upgraded both inside and out. Superbly positioned in a quiet cul de sac with a lovely green aspect. There is a double cobble locked driveway with parking for four cars and a magnificent landscaped back garden.

Stepaside Park, built by McGarrell Reilly, is a deservedly exclusive, popular development with extensive landscaped green spaces which are ideal for families. Superbly located off the Enniskerry Road, within walking distance of Stepaside Village with its expanding range of neighbourhood services including the famous Step Inn, restaurants and cafes, and a choice selection of retail and service outlets. Dundrum Town Centre, Leopardstown Shopping Centre and Carrickmines Retail Park are all conveniently located.

Within easy access to the M50 there is also excellent public transport facilities including the Luas which is a short walk away. A regular bus service which serves the N11, Dundrum, University College Dublin and the City Centre.

The area has a large selection of south Dublin's best schools including two Gaelscoils, Educate Together, Kilteran Church of Ireland, Our Lady's of the Wayside as well as Rosemount Girls School.

There is a vast choice of sporting and recreational amenities in the nearby area which include Leopardstown Racecourse, Westwood Club, cycling clubs, a selection of golf and pitch & putt courses, driving range, Kilternan Ski Centre and various equestrian facilities, Rugby, GAA, and Soccer Clubs. Enniskerry Village, Powerscourt House, Gardens and Waterfall and the 5 Star Powerscourt Hotel are a short drive away.



## Features Include

- Well proportioned, spacious accommodation. 177 Sq. M. ( 1,925 Sq. Ft)
- Bright, well appointed, immaculate interior with farrow and ball colour schemes- absolute walk-in condition
- Walnut wooden floor throughout living areas
- Feature high ceilings
- Fully fitted Newcastle Design Hand painted kitchen with granite worktops and integrated Neff kitchen appliances
- Stovax multi fuel stove in living room
- Fitted carpets, blinds, and built-in kitchen appliances namely oven, hob, extractor fan, fridge/freezer, dishwasher and microwave included in sale
- Gas Fired Smart Central heating – controlled by Heatmiser throughout.
- PVC Double Glazed windows
- Digital Burglar Alarm system
- Large floored attic with Stira access- suitable for conversion
- Mature, recently landscaped and easily managed suntrap gardens front and rear with feature Sandstone patio, built in barbeque area and built in log house.
- Purpose built lock up store to side with full shelving, power points and lighting. Door access front and rear.
- Large Cobble Lock driveway to front with yew tree dividing hedges with parking for four cars
- Envious, quiet choice cul-de-sac location overlooking green area
- Highly convenient location close to a wide choice of local schools and amenities, Sandyford Business Region, Dundrum Town Centre, LUAS and the M50





# Accommodation

<b>Porch Entrance:</b>	With tiled floor
<b>Reception Hallway:</b>	With hardwood glass paneled entrance door, walnut flooring, digital burglar alarm panel, ceiling coving
<b>Living Room:</b>	5.97m x 4.26m, with walnut wood flooring, feature marble fireplace with Stovax multi fuel stove, T.V. point, ceiling coving, sliding patio door to patio and landscaped rear garden, opening to
<b>Dining Room:</b>	3.32m x 3.34m, with walnut wood flooring, ceiling coving, picture window overlooking front garden aspect
<b>Family Room:</b>	3.7m x 3.2m, with walnut solid wood flooring, tv point and picture window overlooking front garden
<b>Kitchen/Breakfast Room:</b>	3.71m x 3.12m and 3.23m x 2.06m, with an extensive range of Newcastle Design hand painted fitted units, granite worktops, stainless steel sink unit, Neff built-in double oven, Neff 5 ring gas hob, Neff stainless steel extractor fan, microwave, Samsung American style double fridge/freezer with water/ice cooler, Neff dishwasher, T.V. point, recessed lighting, ceramic tiled floor, feature bay window with attractive panoramic garden outlook, door to rear garden
<b>Utility Room:</b>	2.7m x 1.51m, with range of built-in units, worktops and stainless steel sink unit, gas fired boiler, plumbed for washing machine and provision for tumble dryer and freezer, porcelain tiled floor, door to rear garden
<b>Guest WC:</b>	1.76m x 1.31m, with upgraded white suite comprising wc and whb, tiled splashback and porcelain tiled floor, window to side aspect. Under stairs Storage
<b>Upstairs there are five bedrooms:</b>	
<b>Master Bedroom:</b>	4.8m x 3.5m, with range of built-in wardrobes, luxury carpeted flooring, t.v point and picture window overlooking rear garden
<b>En- Suite Shower Room:</b>	2.26m x 1.77m, with white suite comprising double shower tray with mosaic tiling and pumped shower, wc, wash hand basin and tiled splashback, corner storage cabinet, porcelain tiled floor
<b>Bedroom 2:</b>	3.9m x 3.44m, with built-in wardrobe, wooden flooring and picture window overlooking rear

<b>Bedroom 3:</b>	3.61m x 2.3m, with wooden flooring, and picture window overlooking front
<b>Bedroom 4:</b>	3.98m x 2.97m, with built-in wardrobe, white wooden flooring and window overlooking rear
<b>Bedroom5/Study:</b>	3.61m x 2.2m, with wooden flooring and window overlooking front
<b>Bathroom:</b>	3.01m x 1.71m, with white suite comprising bath with shower over, glass shower door, wc, wash hand basin, part porcelain tiled walls and floor
<b>Hot Press</b>	Water storage tank, full hot press shelving
<b>Landing:</b>	with Stira attic access to floored attic. Window to side access
<b>Outside:</b>	To front, extensive double front feature cobble locked off street parking forecourt, with parking for four cars, level lawned garden with mature well stocked flower beds to front and privacy trees to side. To the rear, there has been a complete landscaped design with Sandstone patio feature, built in barbeque, purpose built log storage unit, a superb garden which enjoys an extremely high degree of privacy and seclusion, feature lighting throughout mature planting, trees and flowerbeds and an extensive seating and dining area. Outside power sockets and water tap. Purpose built store with extensive shelving to side of house with both front and rear door lock up access. External security lighting.
<b>Management Co:</b>	J&S Property Management Ltd.
<b>Annual Service Charge:</b>	€690 Per Annum
<b>BER:</b>	C1
<b>Ber No.</b>	106788052
<b>Energy Performance Indicator:</b>	186.8 kWh/m <sup>2</sup> /yr

## Viewing: By prior appointment.

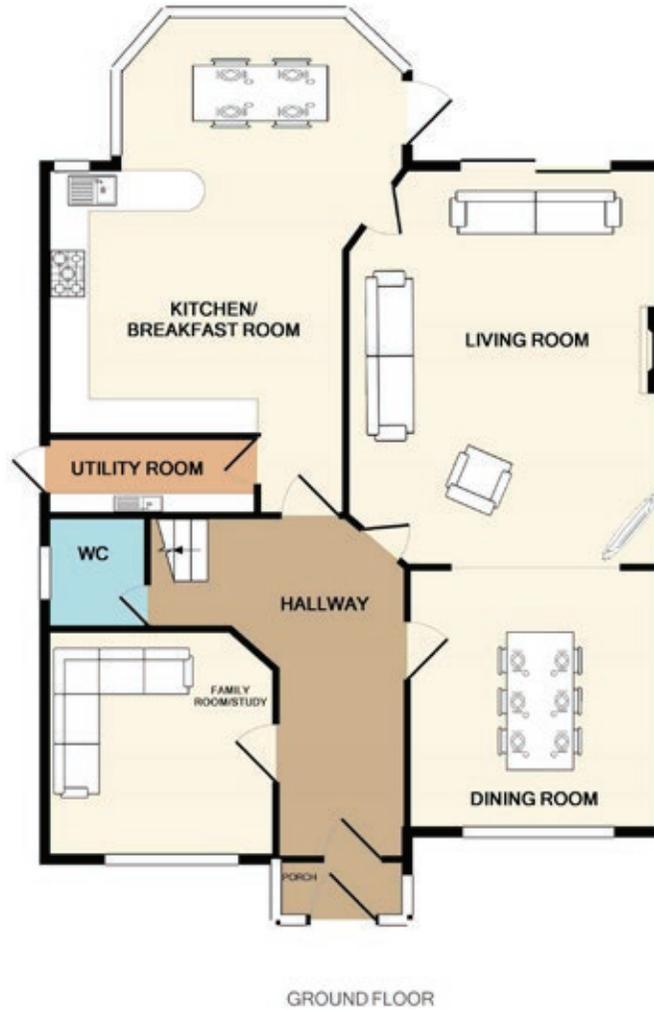
Contact: James Morrison MIPAV TRV

**T:** 01 293 7100

**M:** 087 243 7101

**Email:** james@morrisonstates.ie





These particulars do not form any part of any contract and are given as guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessee shall be liable for any VAT arising on the transaction.

PSRA License No. 002958



**Morrison  
Estates**

Sales and Lettings

**Thinking of Selling?** Contact us to arrange a complimentary Sales Appraisal of your property.

10 Sandyford Office Park, Sandyford, Dublin 18  
T 01 293 7100 E info@morrisonestates.ie  
W www.morrisonestates.ie