



23 Meadowfields, Sandyford, Dublin 18 D18 PP44





FOR SALE BY PRIVATE TREATY

A stunning modern detached five bedroom family home which has been extended to the rear to create a very large bright and modern kitchen-family area overlooking south facing rear garden. This property is in showhouse condition with an inviting, smart, interior designed layout which has been extremely well maintained and tastefully upgraded to include a landscaped front and back garden with sandstone patio feature with built in barbeque feature all tucked away in a private choice cul de sac location overlooking landscaped green area and LUAS with private parking in an extended double Cobble Lock driveway which has parking for two/three cars.

Meadowfields is an exclusive, upmarket development ideal for families and is superbly located off the Murphystown Road, directly opposite the LUAS and within walking distance of Sandyford Hall, Stepaside Village and Leopardstown Valley. There is an expanding range of neighbourhood services including, local Centras and Post Office and a choice selection of food retail and service outlets and is also convenient to Leopardstown Shopping Centre with Dunnes Stores, the Retail Park in Carrickmines. Dundrum Town Centre and village with its choice of major retail stores, cinema, theatre, restaurants and bars are also close by. There are also a choice of excellent schools and churches in the vicinity.

Sandyford Industrial Estate and Business Region, The Beacon Hospital, Beacon Hotel and Beacon South Quarter Shopping Centre are all conveniently located as is Central Park, and the Carrickmines Retail Park.

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 are excellent public transport facilities available nearby including a regular bus service which serves the N11, Dundrum, University College Dublin and the City Centre. Both the LUAS and the M50 are easily accessible. 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. Enniskerry Village, Powerscourt House, Gardens and Waterfall and the 5 Star Powerscourt Hotel are a short drive away.



DISTINCTIVE FEATURES AT A GLANCE

- Well proportioned, spacious accommodation. 210 Sq. M. (2,260 Sq. Ft)
- Bright, well appointed, immaculate interior with large open plan kitchen extension to rear- absolute walk-in condition
- Polished porcelain floor tiling throughout hallway and kitchen / openplan area
- Fully fitted extended kitchen with granite worktops and integrated kitchen appliances
- 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
- PVC Double Glazed windows
- Digital Burglar Alarm system
- Fibre Optic Cable directly to house- capable of 150mb Broadband.
- 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 with prime location at front of development
- Highly convenient location close to a wide choice of local schools and amenities, Sandyford Business Region, Dundrum Town Centre, LUAS and the M50



ACCOMMODATION

Entrance Hallway:

6.4m x 1.9m With hardwood glass paneled entrance door, feature tiled flooring, digital burglar alarm panel, ceiling coving

Living Room:

5.75m x 3.69m with carpeted flooring, feature cast iron fireplace, T.V. point, ceiling coving, feature window overlooking front aspect, double doors opening to

Dining room:

4.2m x 3.7m with feature porcelain tiled floor and open plan aspect to

Kitchen/Breakfast Room:

8.3m x 6.3m with an extensive range of built in white high gloss fitted units, granite worktops, stainless steel sink unit, built-in triple Neff ovens, 3 plate warming drawers, 5 ring gas hob, stainless steel Baumatic extractor fan, Neff microwave, Double Liebherr fridge/freezer, Fisher & Paykil dishwasher, wine cooler, T.V. point, recessed lighting, tiled floors, feature windows with garden outlook, French doors to rear garden

Family sun room:

feature extended area which is part of the open plan space of kitchen/dining space, with tiled floor and velux windows and windows and door overlooking rear garden

Utility Room:

2.2m x 1.9m with range of built-in units, worktops and stainless steel sink unit, gas fired boiler, plumbed for washing machine and fitted with 9kg Bosch washing machine and separate Bosch tumble dryer, porcelain tiled floor, door to side opening to a covered in side passage which is used as storage area with door access to front and rear

Study/TV room:

4.9m x 2.3m tv point and picture window overlooking front aspect

Guest WC:

with white suite comprising wc and whb, tiled splashback and porcelain tiled floor.

Under stairs Storage with door access

Upstairs – First Floor

Bedroom 1:

4m x 3.97m with built-in wardrobes, carpet flooring and picture window overlooking front

Ensuite shower room:

with white suite comprising shower tray with tiling and pumped shower, wc, wash hand basin and tiled splashback, corner storage cabinet, porcelain tiled floor

Bedroom 2:

3.13m x 3.1m with carpet flooring, built in wardrobes and picture window overlooking rear aspect

Bedroom 3:

2.61m x 2.1m with built-in wardrobe, carpet flooring and window overlooking rear

Bedroom 4:

2.7m x 2.55m, with carpet flooring built in wardrobe and window overlooking front aspect

Bathroom:

2.85m x 1.6m with white suite comprising bath with shower over, glass shower door, wc, wash hand basin, part porcelain tiled walls and floor

Hot Press

Water storage tank, full hot press shelving

Landing:

with stairs to second floor

Upstairs – Second Floor

Master Bedroom:

4.67m x 3.38m with luxury carpeted flooring, t.v point and picture window overlooking side and velux windows

En- Suite Shower Room:

1.9m x 1.85m with white suite comprising shower tray with mosaic tiling and pumped shower, wc, wash hand basin and tiled splashback, porcelain tiled floor

Walk in wardrobe

3.73m x 1.87m Large walk in wardrobe and storage area

OUTSIDE:

To front, extensive double front feature cobble locked off street parking forecourt, with parking for three/four cars, garden area with mature well stocked flower beds to front. To the rear, a sunny south facing garden with a complete landscaped design with Sandstone patio feature, a superb garden which enjoys an extremely high degree of privacy and seclusion, mature planting, trees and flowerbeds and an suntrap 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 front and rear.

BER DETAILS

BER: C2

BER Number: 111804134

Energy Performance Indicator: 185 kWh/m²/yr

VIEWING: BY PRIOR APPOINTMENT

Contact: James Morrison MIPAV REV

T: 01 293 7100

M: 087 243 7101

E: james@morrisonstates.ie







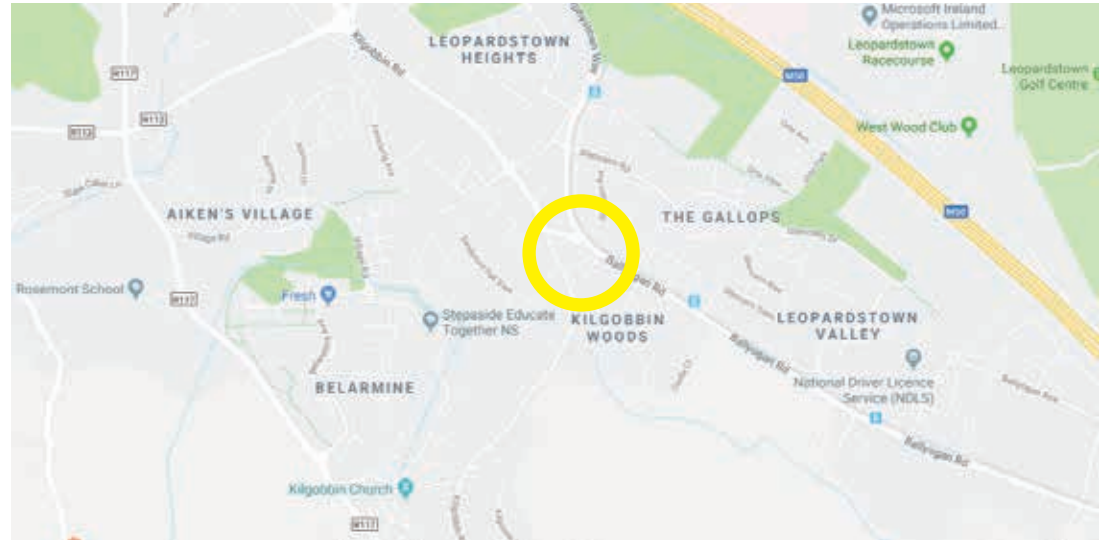
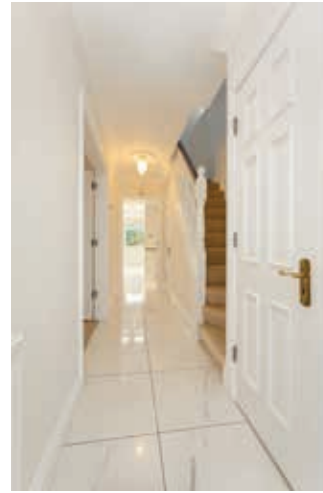
GROUND FLOOR



1ST FLOOR



2ND FLOOR



myhome.ie
Find your home at my home

daft.ie

Ireland's Biggest Property Site

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

TEGoVA
THE EUROPEAN GROUP OF VALUERS' ASSOCIATIONS

ipav
Institute of Professional Auctioneers & Valuers

Morrison
ESTATE AGENTS

Sandyford | 10 Sandyford Office Park | Sandyford | Dublin 18 T: 01 293 7100
City | 77 Sir John Rogersons Quay | Dublin 2 T: 01 649 9012
Email: info@morrisonstates.ie Web: www.morrisonstates.ie

Thinking of Selling? Contact us
to arrange a complimentary sales
appraisal of your property.