



163 The Rectory, Stepside,  
Dublin 18, D18 N4A9

BER B3



## FOR SALE BY PRIVATE TREATY

A stunning modern four bedroom semi-detached family home in showhouse condition with an inviting, smart, interior designed layout which has been extremely well maintained and tastefully upgraded to include an extended kitchen area and landscaped rear garden with patio and suntrap area overlooking mature trees all tucked away in a private choice cul de sac location within walking distance of Stepside Village with parking to front.

The Rectory, built by Albany Homes in 2007, is an exclusive, upmarket mixed development of houses and own door apartments set in 8 acres of mature trees and landscaped parkland beside Kilgobbin High Cross national monument, Kilgobbin Church and Kilgobbin Castle and set off the Enniskerry Road, within walking distance of Stepside Village with it's expanding range of neighbourhood services including the famous Step Inn pub and Morgan & Max restaurant, local Centra and Post Office and a choice selection of food retail and service outlets and is also convenient to Leopardstown Shopping Centre with Dunnes Stores. 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, The Beacon Hospital, Beacon Hotel and Beacon South Quarter Shopping Centre are all conveniently located as is Central Park, and Carrickmines Retail Park. The area has a large selection of south Dublin's best schools including two Gaelscoils, Educate together, Kiltarnan Church of Ireland, Our Lady's of the Wayside as well as Rosemount Girls Secondary 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 with Burrow course across the road from house, as well as a footpath to the Blue Light pub through Dublin mountains, Kiltarnan Ski Centre and various equestrian facilities. Enniskerry Village, Powerscourt House, Gardens and Waterfall and the 5 Star Powerscourt Hotel are a short drive away.

## FEATURES INCLUDE

- Well proportioned, spacious accommodation. 123 Sq. M. ( 1,323 Sq. Ft)
- Bright, well appointed, immaculate interior with modern colour schemes - absolute walk-in condition
- Polished tiling throughout hall, and kitchen / dining area
- Fully fitted kitchen with additional kitchen units and storage with integrated kitchen appliances, namely oven, hob, extractor fan, fridge/freezer included in sale. Plumbed for dishwasher
- Separate utility room
- Ground floor wheelchair accessible toilet facilities and cloakroom





- Feature gas fire fitted in living room. Fitted carpets and blinds
- Gas Fired Central heating
- PVC Double Glazed windows
- Digital Burglar Alarm system
- Mature, recently landscaped and easily managed suntrap garden to rear with feature cobble lock patio and graveled area, and barna garden shed
- Envious, quiet choice cul-de-sac location
- Highly convenient location close to the village and a wide choice of local schools and amenities, Sandyford Business Region, Dundrum Town Centre, LUAS and the M50

## ACCOMMODATION

**Entrance hall:** 5.3m x 1.8m

with hardwood entrance door with double glazed paneled window, tiled flooring, digital burglar alarm panel, ceiling coving, understairs storage, guest WC with wheelchair access.

**Living Room:** 6.3m x 3.7m

with luxury carpeted flooring, feature sandstone fireplace with gas fire fitted, T.V. point, ceiling coving, feature bay window overlooking front aspect and double doors opening to

**Kitchen/Dining Room:** 5.6m x 4.09m and 2.7m x 2.4m overall

with an extensive range of fitted kitchen units, worktops, stainless steel sink unit, built-in double oven, gas hob, stainless steel extractor fan, microwave, fridge/freezer, dishwasher, T.V. point, recessed lighting, ceramic tiled floor, feature window overlooking rear garden, double doors opening to rear garden

**Utility Room:** 1.3m x 1.2m

with range of built-in units, washing machine and tumble dryer included in sale, porcelain tiled floor

**Guest WC:** 1.6m x 1.3m

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

Upstairs there are four bedrooms:

**Master Bedroom:** 4.6m x 3.1m

with range of built-in wardrobes, luxury carpeted flooring, t.v point and feature bay window overlooking front aspect

**En- Suite Shower Room:** 2.5m x 1.3m

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





**Bedroom 2:** 3.1m x 2.9m  
with built-in wardrobe, carpeted flooring and picture window overlooking rear

**Bedroom 3:** 3.2m x 3.4m  
with carpeted flooring, and picture window overlooking rear

**Bedroom 4:** 3m x 2.3m  
with built-in wardrobe, carpeted flooring and window overlooking front

**Bathroom:** 2.5m x 1.6m  
with white suite comprising bath with shower over, glass shower door, wc, wash hand basin, porcelain tiled floor and porcelain tiled walls over bath/shower area

**Hot Press**  
Water storage tank, full hot press shelving

**Landing:**  
Generous landing area with trap door to attic access with partially floored area for storage.

## OUTSIDE

To front, there is off street parking for two cars. Gated access to side of house going through to rear garden area. To the rear, there has been a landscaped design with cobblelock patio feature, a superb garden which enjoys an extremely high degree of privacy and seclusion with feature mature trees and flowerbeds and an private suntrap area.

**MANAGEMENT CO:** O'Dwyer Management, Sandyford  
**SERVICE CHARGE:** €375 per annum approx.

## BER DETAILS

BER: B3  
Ber No. 111260923  
Energy Performance Indicator: 136.6 kWh/m<sup>2</sup>/yr

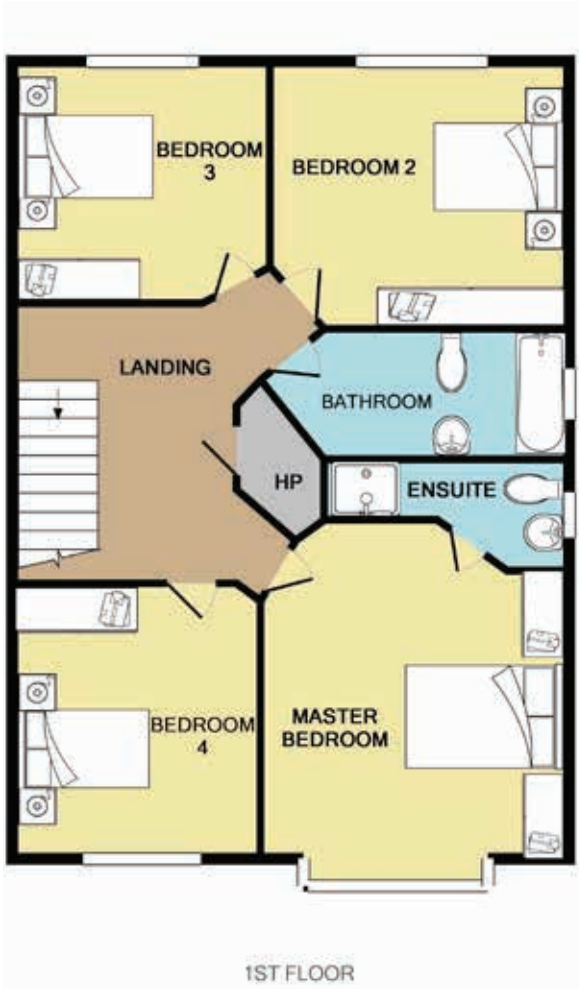
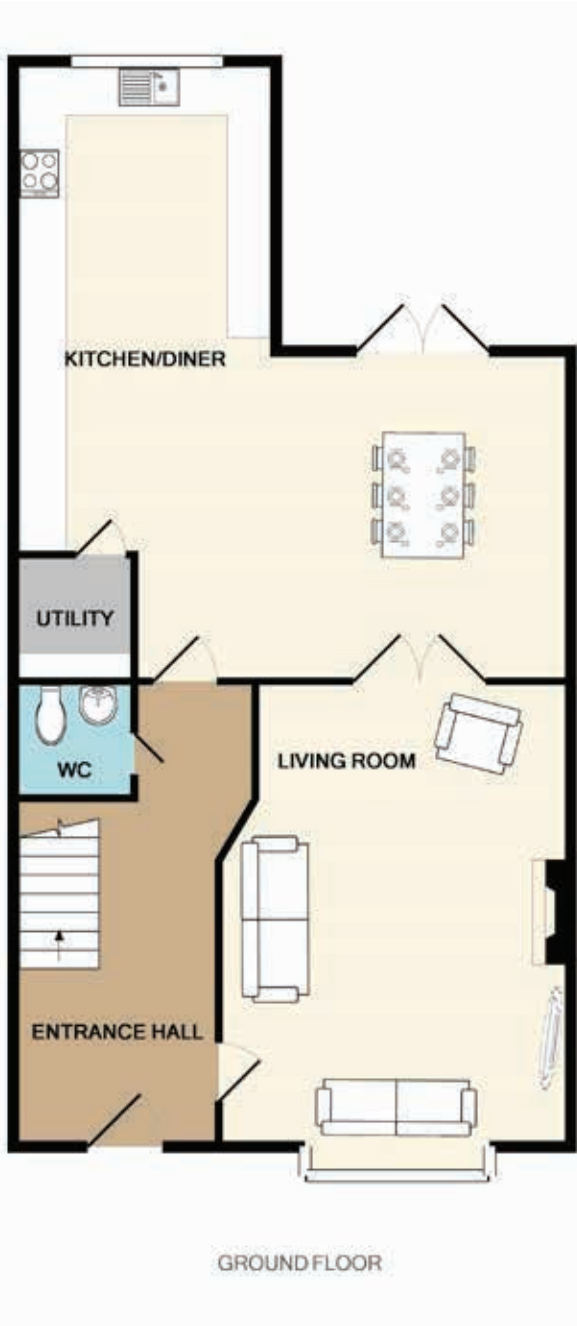
## CONTACT

James Morrison MIPAV REV  
E. james@morrisonstates.ie  
M. 087 243 7101 T. 01 293 7100

Viewing by prior appointment.



FLOOR PLANS



LOCATION MAP





**Morrison**  
ESTATE AGENTS

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

**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](mailto:info@morrisonstates.ie) **Web:** [www.morrisonstates.ie](http://www.morrisonstates.ie)

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