

Hamptons

INTERNATIONAL



40 Kilgobbin Heights, Stepside, Dublin 18, D18

4  3  2 

GUIDE PRICE




£830,000

(€945,000)

Property details



Attributes

-  Near golf course
-  Private parking
-  Garden

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Description

4 bedroom house for sale A Substantial Detached Home in a Prime Location. DNG presents this impressive four-bedroom detached residence which offers the perfect balance of space, comfort, and convenience in one of South Dublin's most sought-after settings. Generously proportioned, extended to the rear, and presented in excellent condition throughout, the property provides a wonderful opportunity for families seeking a well-maintained home in a mature and peaceful neighbourhood. Nestled at the end of a quiet cul de sac, the house enjoys an enviable position beside a green area, ensuring both privacy and a safe environment for children. The property boasts beautiful views of the Dublin Mountains, offering a scenic backdrop that enhances the sense of tranquillity. Despite its calm surroundings, the home is just a short walk from Stepside Village, where a variety of cafés, shops, and local amenities can be enjoyed. Excellent transport links, schools, and leisure facilities are also within easy reach. The property is set on a generous site with a large driveway that provides ample parking for multiple cars and features the rare benefit of two separate entrances. This is ideal for busy households and visiting guests alike. The gardens (west facing to rear) have been carefully maintained, reflecting the overall pride of ownership that characterises this home. Inside, the property is bright, spacious, and thoughtfully laid out. In addition to four good sized bedrooms, the home has been extended to the rear, creating a versatile space that can adapt to suit your family's needs. This additional room could serve as a stylish reception room, a comfortable fifth bedroom, a dedicated home office, a playroom, or a hobby space — offering true flexibility for modern living. Every area of the house has been cared for, ensuring that the home is ready for immediate occupation while also providing scope for future personalisation. Great facilities are literally on your doorstep. Stepside Village is a 5 minute walk away and boasts wonderful array of shops and eateries. Local schools include, St. Marys National School at Lambs Cross, Gaelscoil Thaobh Na Coille in Belarmine, St Patricks National School in Glencullen, Educate Together National School on the Sandyford Road and Rosemont Secondary School. There are excellent public transport facilities available nearby. Nearby bus routes serve the LUAS, N11, University College Dublin and the City Centre. There is also a diverse range of amenities on you doorstep to keep the family occupied, including Fernhill Park, local GAA, soccer, golf, tennis and rugby clubs. Combining generous proportions, excellent condition, and a prime location within walking distance of Stepside Village, this home truly has it all. With its cul de sac setting, mountain views, and mature neighbourhood charm, it presents a rare opportunity to acquire a family home of distinction in South Dublin. Viewing is strongly recommended!

Key Features

- Detached four-bedroom home (with potential fifth)
- Rear extension offering versatile additional space
- Positioned beside a green in
- Quiet cul de sac
- Large driveway with two separate entrances
- West facing garden to rear
- Beautiful views of the Dublin Mountains
- Immaculately maintained throughout
- Walking distance to Stepside Village
- Excellent schools, • LUAS, and bus routes nearby

Accommodation (measurements as per floorplan)

Entrance Hallway Guest W.C. Utility Room Kitchen Living Room Reception Room/ Bedroom 5 Landing Bedroom 1 Ensuite Bedroom 2 Bedroom 3 Bedroom 4 Bathroom Hotpress







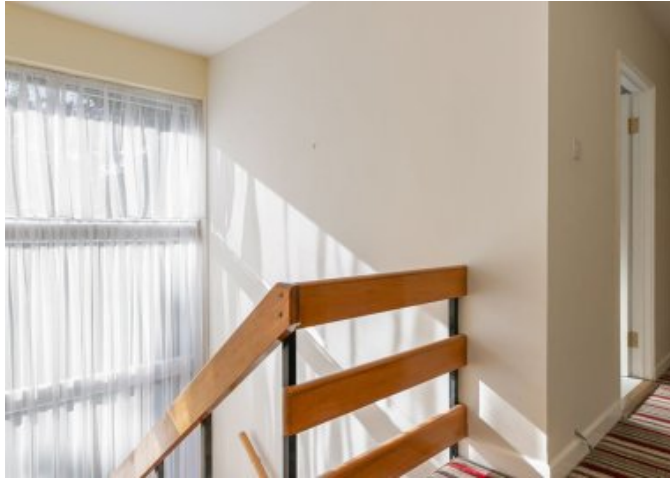


















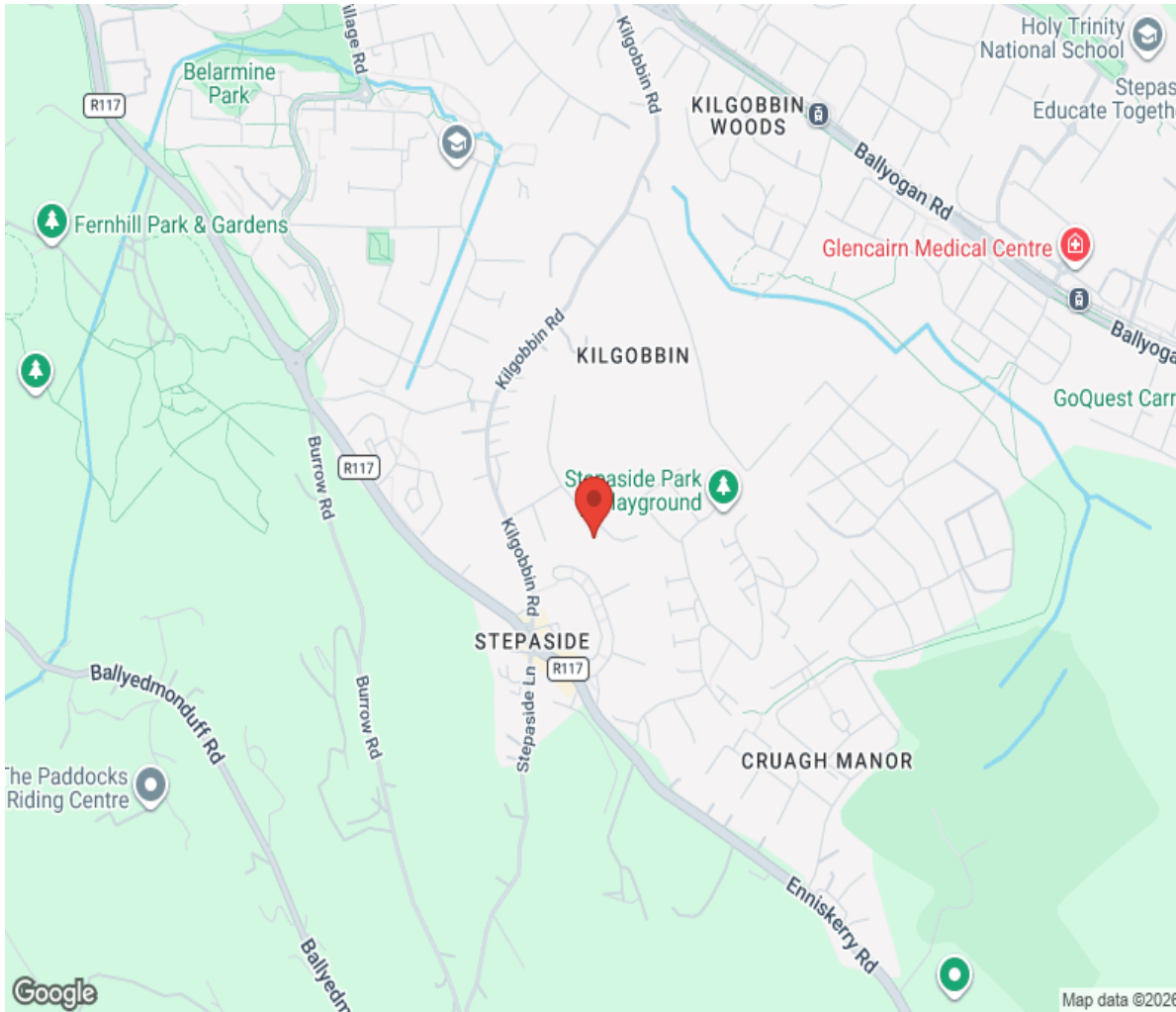




Floor plan



Location



Hamptons

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