

Hamptons

INTERNATIONAL



Stonebrook House, Glenamuck Road, Kilternan, Dublin 18, D18

3  3  2 

GUIDE PRICE




£740,000

(€845,000)

Property details



Attributes

-  **Near golf course**
-  **Private parking**
-  **Garden**

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Description

3 bedroom property for sale DNG is truly honoured to bring this superbly presented detached residence to the market extending to approximately 165sq.m/1,776sq.ft. perfectly positioned in a quiet cul de sac in the heart of Kiltarnan. Stonebrook House is approached by an electric gate opening into a cobble-lock driveway providing ample secure off-street parking. The exacting interiors of this unique property have been thoughtfully designed combining calm neutral colour tones with modern finishes and complimented by high-quality fixtures and fittings throughout. Upon entering this stunning property, one will experience luxury living boasting gracious reception rooms including an outstanding open plan kitchen/dining/living room, utility room, guest w.c., three spacious double bedrooms, master ensuite, bedroom two benefits from a walk-in wardrobe, a light filled office space and a family bathroom completes the accommodation. This property offers ample space for a growing family and those who love to entertain. This residence is complimented by the most appealing professionally landscaped sunny south westerly rear garden which enjoys immense privacy, a truly tranquil oasis, comprising of a lawn bordered by a paved oatmeal granite patio, feature lighting, mature planting, a purpose built outside seating area positioned around an inviting fire pit. The perfect retreat for quiet relaxation and al fresco dining. Stonebrook House is ideally situated within a few minute's drive of the LUAS, close to several bus routes and the M50 and N11 make this property ideal for those who like to easily access the city centre, surrounding area and national road network. Excellent Junior and secondary schools abound within the locality including Our Lady of The Wayside, Kiltarnan Church of Ireland, Gaelscoil Sliabh Rua, Educate Together, Rosemont, Educate Together Secondary school and various Montessori's/Creches. Other top-rated schools and universities are all within easy reach. Kiltarnan is widely regarded as one of South Dublin's much sought-after addresses, boasting a variety of local amenities including a wide selection of local specialist shops, cafes, restaurants and bars within the area and in nearby Stepside village. Carrickmines Retail Park and Dundrum Town Centre are also close by. An abundance of recreational facilities nearby include various football, rugby, golf and tennis clubs, public parks and various interesting walking trails in the nearby Dublin Mountains. The location is ideal with every conceivable amenity on your doorstep. Viewing is highly recommended to fully appreciate all this wonderful property has to offer.

Entrance Hallway 5.82m x 4.17m Recessed lighting, ample understairs storage, digital alarm panel, tiled flooring. Sitting Room 5.82m x 3.65m Marble fireplace, ceiling coving, t.v. point, double doors to... Open Plan Living/Dining/Kitchen Living/Dining 9.26m x 7.4m Bespoke fitted units with raised electric fire, recessed lighting, t.v. point, triple aspect, sliding doors to front and back, tiled flooring. Kitchen Kube fitted kitchen comprising of a range of fitted units, worktop, tiled splashback, 1 1/2 bowl composite sink unit with Quooker tap and insinkerator, centre island with breakfast bar, 4 ring induction hob, extractor fan over, oven with warming drawer, integrated fridge freezer, dishwasher and microwave. Utility Room 4.15m x 2.37m Range of built-in units, worktop, stainless steel sink unit, tiled splashback, wine fridge, provision for freezer, plumbed for washing machine and tumble dryer, indoor overhead washing line, tiled flooring, door to side. Bedroom 3 3.61m x 2.92m Built-in wardrobes. Guest W.C. 1.49m x 1.33m Shower, w.c., wash hand basin with fitted illuminate mirror over, heated towel rail, fully tiled walls, tiled flooring. Landing 3.83m x 3.67m Office area and undereaves storage. Master/Bedroom 1 4.98m x 4.1m Ample undereaves storage, door to... Ensuite 2.12m x 1.72m Step-in tiled shower unit, vanity unit with wash hand basin, illuminated mirrored cabinet over, separate storage cabinet, fully tiled walls, tiled flooring. Bedroom 2 4.23m x 3.1m Walk-in wardrobe, undereaves storage. Bathroom 2.45m x 1.93m Bath with shower over, w.c., vanity unit with wash hand basin, illuminated mirrored storage cabinet over, heated towel rail, fully tiled walls, tiled flooring.









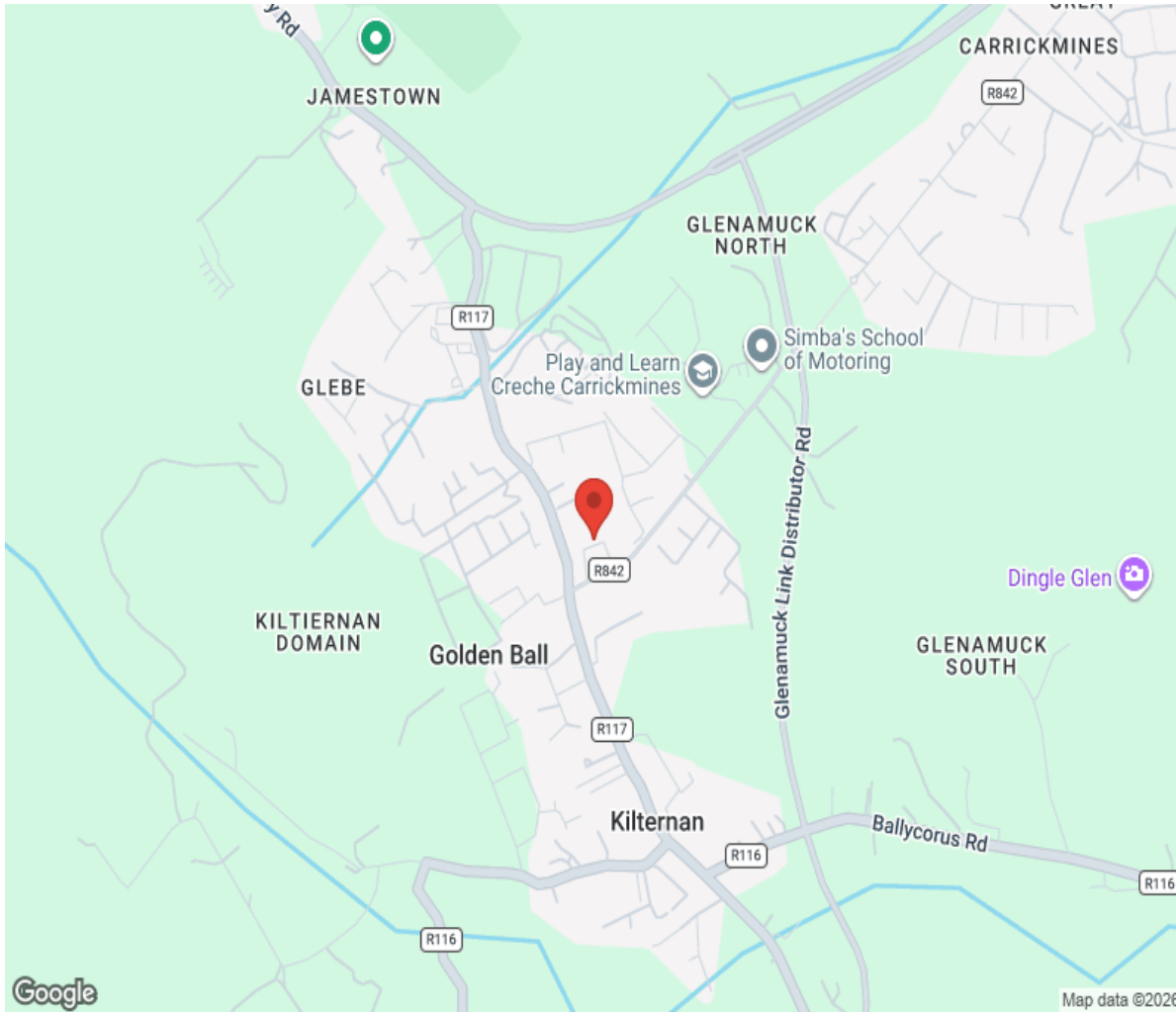




Floor plan



Location



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