

# Hamptons

INTERNATIONAL



**7 Belarmine Square, Stepside, Dublin 18, D18XE03**

3  3  4 

GUIDE PRICE




**£630,000**

**(€725,000)**

## Property details



### Attributes

-  Near golf course
-  Gym
-  Garden

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## Description

3 bedroom house for sale You know it's spring when you turn into the cul de sac of Belarmine Square to see the area full of colour from the mature Cherry Blossom trees which surround the park area in which the square is set around. Neatly tucked away in the corner, enjoying immense privacy and a sunny west facing garden, is 7 Belarmine Square, a light-filled and extended family home. Offering an impressive B2 BER, accommodation of c. 135sqm, a gorgeous modern kitchen complemented by a utility room and two extended reception rooms, this excellent home is sure to please those seeking a modern, ready-to-move-into home. As you enter this home you are immediately captivated by the design and how bright it is. An inviting entrance hall, with guest cloaks leads to a large living room together with a large open plan kitchen / dining & family room to the rear together with the aforementioned utility room to allow the hustle and bustle of household appliances be kept behind closed doors. Also to the rear are two further reception rooms which have been recently added, one an extension of the family area and the other is the perfect home office to suit our new work life balance and working from home setup. The home features ultra fast fibre-powered broadband, directly wired in to ensure quick, reliable internet—ideal for remote working. On the first floor are 3 generous bedrooms all set off a landing area which has two front facing windows. The principle bedroom has a Bay window looking onto the square and has distant views of Killiney Hill & Obelisk. This room also benefits from a generous ensuite shower room. A bathroom on this level completes the accommodation. Outside the gardens are a delight with the rear facing west and captivating all of the days best sun from noon onwards. Belarmine, built by Castlethorn, is superbly located off the Enniskerry Road, close to both Stepside and Sandyford Villages with their selection of retail and service outlets and Leopardstown Shopping Centre and the Beacon South Quarter with Dunnes Stores being in both. Carrickmines Retail Park is close by as is Dundrum Town Centre and village with its choice of major retail stores, cinema, theatre, restaurants and bars. There are excellent public transport facilities available nearby including the 47 bus route from within the development which serves the Luas, N11, University College Dublin and the City Centre. The Luas is also only a 15-minute walk away. The M50 Motorway is a short drive away giving quick access to Dublin and its surrounds. Within the development, Belarmine Plaza has the 500 sqm Fresh convenience shop, a community centre, pharmacy, hairdressers, dry cleaners, medical centre, café and gym. Nearby schools include: Stepside Educate Together, Gaelscoil Thaobh na Coille, Rosemont, St Mary's National School, Holy Trinity National School, Gaelscoil Sliabh Rua along with various schools in neighbouring Stillorgan including St. Raphaela's National & Secondary, Oatland's National & Secondary, St Benildus, St Brigids & St. Laurences. Excellently located on the foothills of the Dublin mountains, this home is close to a host of recreational and sporting amenities, including the fabulous Fernhill Park and Gardens, various golf courses, Leopardstown Race Course, Westwood Fitness Centre, and of course public walks in some of Ireland's finest scenery on the adjoining Dublin Mountains.

Hall 5.6m x 2m With accommodation off and stairs to first floor level. Timber floors. Guest cloaks off. Cloakroom With toilet and wash hand basin. Living Room 6m x 3.6m Front facing reception room with timber floors, stone fireplace with gas inset, recessed lighting and vertical radiator. Office 3.5m x 2.1m Recently extended to provide an excellent home office or further reception room. Large Velux roof window. Family room / Dining Room 5.6m x 4m Large open plan area with a timber floor. Door leading to the sunroom. Sunroom 2.35m x 2.35m Overlooking the rear garden and with a door leading to same, this recently extended reception room is drenched in natural light from the large west facing Velux roof window. Kitchen 6.5m x 2.9m Floor and eye level fitted units, granite worksurfaces and breakfast counter. Double oven. Gas hob, extractor, dishwasher and fridge freezer. Utility Room 1.6m x 1.3m With fitted shelving, counter top space and provisions for a washing machine and dryer. Landing 3.5m x 2m With accommodation off. Bedroom 1 4.7m x 3.6m Front facing main bedroom with a Bay window overlooking a large green space full of Cherry Blossom trees with Killiney Hill & Obelisk in the distance. Twin fitted wardrobes. Ensuite 3.65m x 1.25m Shower, toilet and wash hand basin. Part tiled. Bedroom 2 4m x 3.2m Double bedroom with fitted wardrobes. Bedroom 3 4m x 2.3m With fitted wardrobes. Bathroom 2.1m x 1.7m Bath with shower attachment, toilet and wash hand basin. Outside Planted areas to the front with a granite paved area. A gated side entrance leads to the west facing rear garden which has raised lawns surrounded by colourful plants, trees and shrubs. Sun trap decked area and Barna shed.













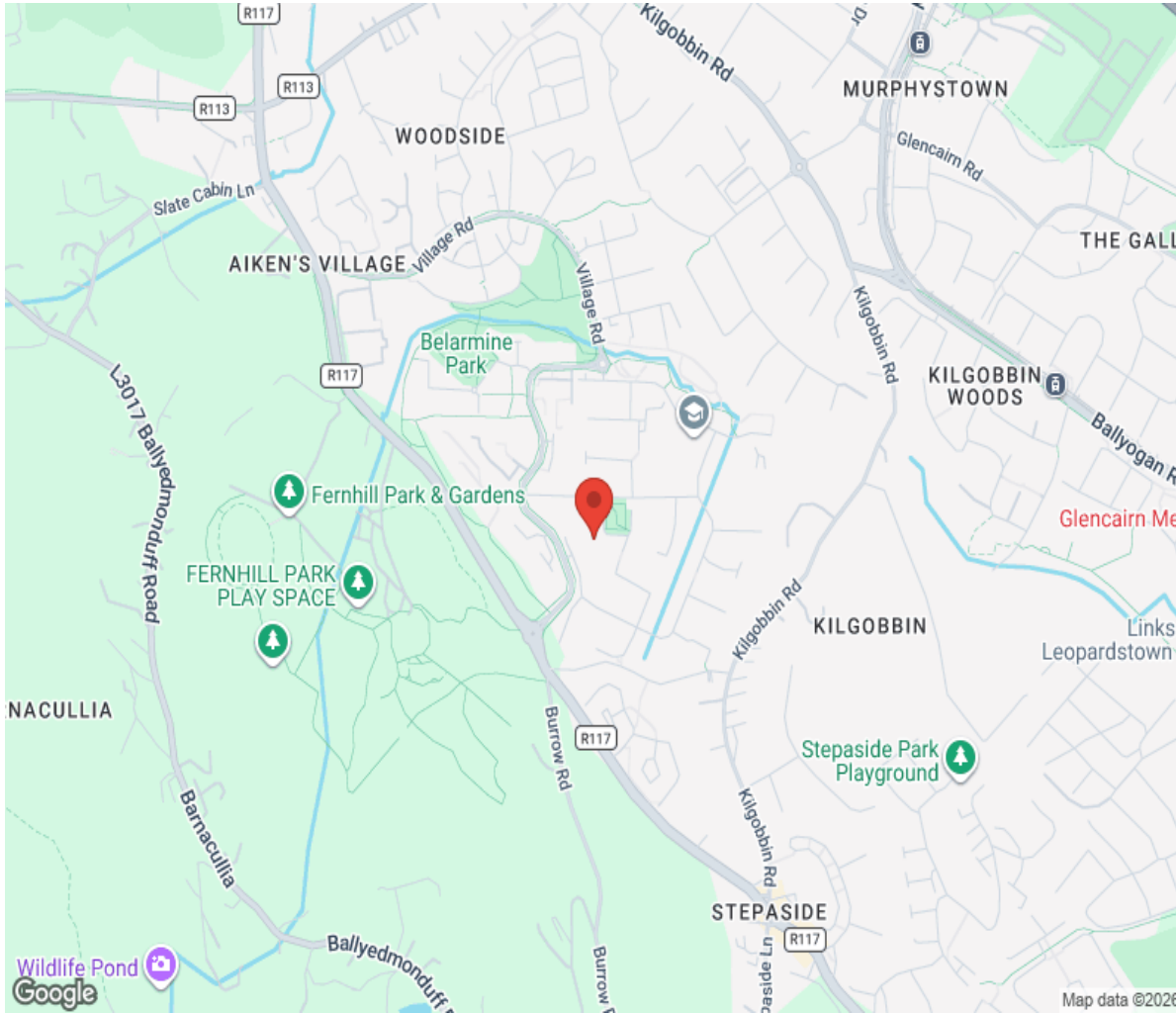








# Location



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