

Hamptons

INTERNATIONAL

11 Struan Glen, Kiltiernan, Dublin 18, D18DH66

4  3  2 

GUIDE PRICE


£950,000

(€1,095,000)

Property details



Attributes

-  Near ski slopes
-  Near golf course
-  Private parking
-  Garden

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Description

4 bedroom house for sale***OPEN VIEWING WEDNESDAY 6TH MAY 5.00-5.30PM & SATURDAY 9TH MAY 10.00-10.30AM***PLEASE REGISTER TO VIEW AT STILLORGAN@DNG.IEDNG is honoured to bring 11 Struan Glen to the market, a superbly appointed, substantial, modern detached family home, presented to an exceptionally high standard throughout. Light filled and graciously proportioned accommodation extends to approximately 208sq.m/2,239sq.ft. This property is ideally positioned in a quiet cul de sac within this much sought-after small family-friendly development, designed by BBA Architects and built by Stoneville developments. Upon entering the property, one is instantly impressed by the exacting interiors, combining fresh colour tones with a comfortable homely ambience. A spacious entrance hallway with guest w.c. and utility room off leads to the welcoming living room with feature raised fire complimented by bespoke cabinets. A most impressive kitchen/dining room spans the rear of the property which boasts a streamlined kitchen with quality integrated Bosch appliances and feature centre island. A sliding door leads out to the paved patio bordered by a sunny south facing landscaped rear garden. The garden itself has been thoughtfully matured to create an immediate sense of retreat, featuring a striking selection of tropical-style planting including established tree ferns, palms and exotic yet hardy species, offering year-round structure and colour without the need for further landscaping. A particularly unique feature is the original stone wall to the rear, dating back approximately 200 years which adds both character and privacy, while the gentle flow of the Loughlinstown River beyond provides a subtle and calming natural backdrop. The house is flanked by two side entrances leading out to the cobble locked front garden providing ample off-street parking for 3 to 4 cars. Upstairs, on the first floor lies a large family room to the back of the property with two picture windows overlooking the most appealing surrounding landscape and a master bedroom with walk-in wardrobe, ensuite shower room and hot press completes the accommodation at this level. A second floor consists of three further double bedrooms (1 ensuite) and the family bathroom. Kilternan is widely regarded as one of South Dublin's much sought-after addresses, boasting a variety of local amenities including a wide selection of specialist shops, cafes, restaurants and bars within the area and in nearby Stepside and Enniskerry villages. 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, the Kilternan Ski Club, the world renowned Powerscourt gardens, Fernhill Park and Gardens is close by and numerous interesting walking trails in the nearby Dublin Mountains. The location is ideal with every conceivable amenity on your doorstep. A selection of local schools include Our Lady of The Wayside and Kilternan Church of Ireland a short walk away and Stepside Educate Together, Gaelscoil Thaobh na Coille, St. Mary's and Rosemont School within a short drive. Various other secondary schools and third-level colleges are within easy reach. The property also benefits from regular public transport links, including the nearby LUAS Green Line and Dublin Bus No.'s 44, L26 and 27. The M50 and N11 are also readily accessible, offering easy access to Dublin City Centre and the national road network. Viewing is highly recommended to be fully appreciate all this fantastic property has to offer. Entrance Hallway 5.58m x 3.85m Recessed lighting, digital alarm panel, tiled flooring. Living Room 4.97m x 4.69m Raised gas fire, bespoke fitted cabinets with bookshelves, t.v. point, laminate flooring. Kitchen/Dining 6.72m x 4.41m range of fitted units, marble worktop, tiled splashback, 5 ring gas hob, double oven, integrated fridge freezer, dishwasher and microwave, centre island with integrated stainless steel 1 1/2 bowl sink unit, feature panelled wall, recessed lighting, tiled flooring, sliding door to garden. Guest W.C. W.C., vanity unit with wash hand basin, fitted mirror over, heated towel rail, recessed lighting, partly tiled walls, tiled flooring. Utility Room 3.14m x 1.94m Built-in units, worktop, stainless steel sink unit, plumbed for washing machine, tumble dryer, tiled flooring. Family Room 6.72m x 3.52m Two picture windows, t.v. point. Master Bedroom 4.63m x 4.47m T.v. point, door to... Ensuite 3.17m x 1.99m Step-in tiled shower unit, w.c., vanity unit with wash hand basin, illuminated mirrored cabinet over, recessed lighting, heated towel rail, partly tiled walls, tiled flooring. Walk-in wardrobe 2.93m x 1.88m Fully fitted with hanging space, shelving and drawers. Hotpress With ample shelving. Bedroom 2 3.88m x 3.76m Built-in wardrobes, door to... Ensuite 2.09m x 1.6m Step-in tiled shower unit, vanity unit with wash hand basin, illuminated mirror over, heated towel rail, fully tiled walls, tiled flooring. Bedroom 3 3.63m x 3.32m Built-in wardrobes. Bedroom 4 3.63m x 3.3m Built-in wardrobes. Bathroom 3.17m x 2.86m Bath, separate step-in shower unit, w.c., vanity unit with illuminated mirror over, heated towel rail, partly tiled walls, tiled flooring.



















Floor plan



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