

BER C1



Princeton

Ballyedmonduff Road, Stepside, Dublin 18

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INTERNATIONAL REALTY



Princeton, Ballyedmonduff Road, Stepside, Dublin 18

Features

- Magnificent family residence presented in superb decorative order throughout.
- Positioned on outstanding elevated grounds extending to approximately 0.46 Ha (1.13 acres)
- Bright open plan living environment throughout
- Large entrance hallway
- Living/dining area with stunning sea and countryside views
- Four Reception Rooms
- Four/Five Bedrooms
- Main Bedroom Ensuite
- Oil central heating
- Double glazed windows
- Alarm system
- Double Garage
- Floor Area approximately 217 sqm (2,336 sqft)
- Large outbuilding of approximately 212sqm (2,281 sqft)

Princeton is an utterly captivating and superbly presented detached family home built almost thirty years ago standing on approximately 0.46 Ha (1.13 acres) of beautiful, elevated gardens and grounds commanding wonderful panoramic sea and countryside views across Dublin City and beyond. The grounds include a paddock area to the front of the property, a large outbuilding which would suit a variety of uses and a double garage. This delightful residence offers 217 sq.m (2,336 sq.ft) of substantial accommodation over two levels which is sure to surpass the requirements of even the most discerning of purchasers. Presented in superb decorative order throughout, the property offers a light filled living environment with all rooms afforded excellent views of the Irish Sea, the surrounding gardens and countryside.

The property is approached via an impressive driveway with extensive parking area leading to a double garage to the side. The entrance hall is of unusually spacious proportions with gallery landing overhead – establishing a recurring spacious theme throughout this wonderful home. The four reception areas are all accessed from the hallway with the family room to the right, a large living area overlooks the grounds and beyond to the front leading to the dining area to the rear of the ground floor. The study or guest bedroom 5 is also situated to the rear of the property. A wonderful traditional style kitchen / breakfast room is located overlooking the rear garden with access to the dining room. Upstairs there are four generously proportioned bedrooms all with fitted wardrobes and a family bathroom. The main bedroom has the benefit of an ensuite bathroom.

The gardens and grounds are a most important feature of this exceptional property extending to over one acre and afforded total privacy. Enjoying an elevated position, the gardens command envious views across the surrounding countryside and cityscape including Poolbeg.

The nearby village of Stepside has easy access to the M50 motorway, making all national roads out of Dublin City and Dublin International Airport within easy commuting distance. The 44B bus stop is directly outside the entrance gates and Dublin Bus runs other regular services through Stepside Village. There are many excellent primary schools and secondary schools in the area together with several restaurants, shops and other services that cater for all needs.

Dundrum Town Centre is approximately 6 km (3 miles) from Princeton and offers all shopping needs and entertainment requirements while Sandyford Business Park and the LUAS station is approximately 3km (1.6 miles) from the property. Glencullen Adventure Park is also nearby and accesses the Wicklow Way directly. Johnny Foxes pub and restaurant is only a 20-minute stroll away. Princeton is located within close proximity to no fewer than six golf clubs including Stepside Golf Course, Carrickmines, and Kiltarnan. Enniskerry Village is only 15 minutes away





Accommodation

Entrance Porch: with tiled steps up to hall door.

Reception Hall: 5.30m x 3.90m (17'5" x 12'10"), bright spacious open hallway with high ceilings, two Velux rooflights, recessed downlighting. Double doors opening through to the:

Living/Dining Room

Living Room: 3.90m x 6.35m (12'10" x 20'10") with bay window measuring 2.30m x 0.80m, ceiling coving, recessed downlighting, attractive marble fireplace with marble and brass inset and marble hearth, separate box window/window seat measuring 1.15m x 0.80m. Arch through to the:

Dining Room: 4.05m x 4.05m (13'3" x 13'3") with two sets of sliding patio doors leading out to the patio and rear garden.

Kitchen/Breakfast Room: 6.50m x 3.95m (21'4" x 13') the kitchen is fitted with a good range of painted pine units, display cabinets, four ring Bosch electric hob with extractor over, Zanussi double oven, integrated Zanussi fridge freezer, one and a half bowl stainless steel unit, Zanussi built in dishwasher, tiled floor, ceiling coving, recessed downlighting, sliding patio door, and separate picture window overlooking the rear garden.

Study/Guest Bedroom 5: 3.75m x 2.35m (12'4" x 7'9") with fitted wall mounted press units.

Downstairs wc, Shower/Wet Room: 1.45m x 2.60m (4'9" x 8'6") recently upgraded and refurbished with vanity wash hand basin with press beneath, wc, step in tiled shower with rain shower and separate handheld shower, fully tiled walls and floor, wall mirror with lighting above, recessed downlighting, and heated towel rail.

Utility: 0.80m x 1.55m (2'7" x 5'1") with plumbing for a washing machine, fitted shelving, tiled floor.

Family/Sitting Room: 3.95m x 4.15m (13' x 13'7") with bay window measuring 2.15m x 0.70m, with ceiling coving, recessed downlighting, open fireplace with pine surround and marble inset and hearth.

Gallery Landing: 8.75m x 3.15m (28'8" x 10'4") with bay window measuring 1.75m x 1.15m (5'7 x 3'7).

Bedroom 1/Master Bedroom: 4.00m x 4.45 (13'1" x 14'7") with bay window measuring 2.10m x 0.75m (6'8 x 2'4), with excellent range of fitted wardrobes with presses over, separate vanity unit with mirrors over and drawers beneath, additional wardrobes with two mirror doors, ceiling coving.

Ensuite Shower Room: With shower, whb, wc, tiled walls and floors.

Bedroom 2 (Rear): 4.05m x 3.55m (13'3" x 11'8") with two sets of wardrobes and under eaves drawer storage, bay window measuring 1.75m x 1.05m (5'7 x 3'4).

Bedroom 3 (Rear): 3.15m x 3.55m (10'4" x 11'8") including fitted wardrobes, under eaves drawer storage, bay window measuring 1.75m x 1.10m (5'7 x 6'6).

Bedroom 4 (Side): 2.95m x 4.95m (9'8" x 16'3") with excellent under eaves floor storage and fitted sliderobe wardrobes.

BER Information

BER: C1. BER No: 116771742.

EPI: 156.73 kWh/m²/yr.

Eircode

D18 YH30



Outside

The gardens and grounds are a particular feature of the property. The rear garden is mainly in lawn with mature hedging, flowerbeds, trees, archway through to rear paddock and garden with rear access.

Double Garage: 5.00m x 5.00m (16'5" x 16'5") with electricity and lighting. There is a separate detached indoor horse arena/storage shed measuring approximately 212 sqm (2,281 sqft).



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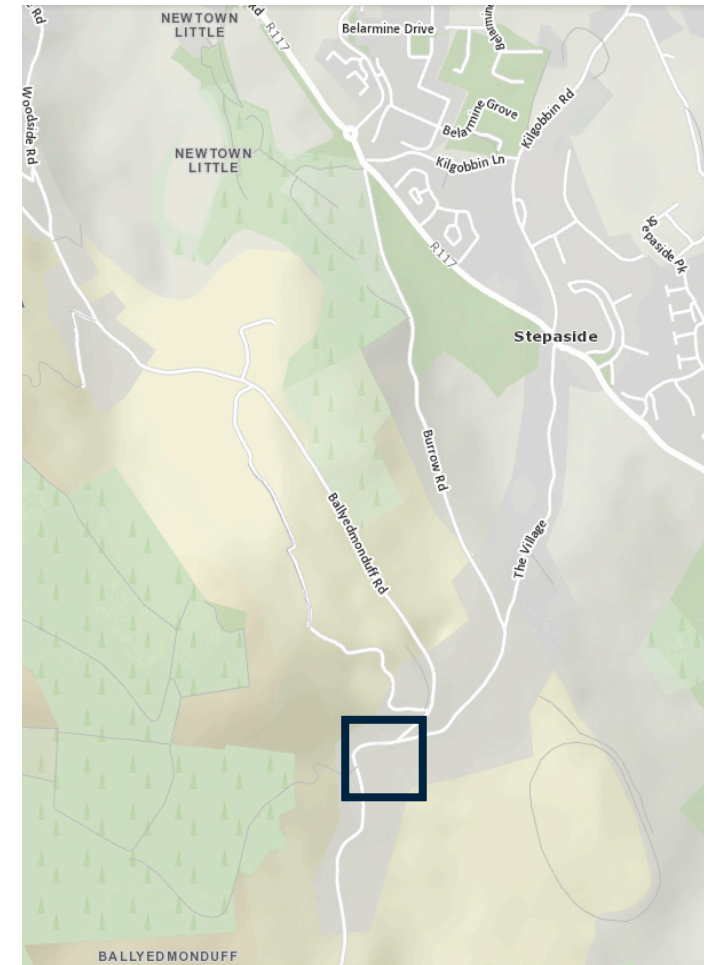


FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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