



St. Ann's, Enniskerry Road

Kilternan, Co. Dublin D18 A021

Morrison Estates



SUPERB THREE-BEDROOM DETACHED BUNGALOW | LARGE SOUTH-FACING REAR GARDEN | EXCELLENT FUTURE POTENTIAL | PRIME KILTERNAN LOCATION

Morrison Estates are delighted to present St. Ann's, Kilternan to the market, a very well presented three-bedroom detached bungalow occupying a superb position on the Enniskerry Road in the heart of Kilternan.

Extending to approximately 98 sq. m, the property is presented in excellent condition throughout and offers bright, well-proportioned accommodation together with one of its most appealing features – a particularly large south-facing rear garden.

St. Ann's represents an increasingly rare opportunity to acquire a detached bungalow on a generous site in this highly sought-after South Dublin location. While immediately suitable for occupation, the size and configuration of the site offer considerable scope to extend, reconfigure or potentially explore further residential development in the future, subject to the necessary planning permission.

THE PROPERTY

The accommodation opens through an entrance hallway leading to a spacious living room with a wonderful dual aspect to both the front and rear, providing excellent natural light.

To the rear is a modern kitchen and dining area overlooking the garden, with direct access onto a sun patio – an ideal space for outdoor dining and entertaining during the warmer months.

There are three double bedrooms, two positioned to the front and a third overlooking the rear with its own ensuite, together with a recently upgraded main bathroom/shower room.

The house has been well maintained and is presented in excellent condition, giving purchasers the opportunity to move in immediately while considering any longer-term plans for the property.

GARDENS & GROUNDS

To the front, St. Ann's benefits from its own private driveway with ample off-street parking to the front and side.

The substantial rear garden is a particularly impressive feature of the property. Enjoying a desirable southerly aspect, it provides an extensive private outdoor space with excellent potential for landscaping, entertaining and family use.

Importantly, the generous site also presents an exciting opportunity for purchasers looking to substantially extend the existing residence or investigate the potential for additional residential accommodation or redevelopment, subject in all cases to planning permission and relevant regulations.

The combination of a detached bungalow, large garden and established prime residential location makes St. Anne's an especially interesting proposition for homeowners, builders and purchasers seeking a property with genuine longer-term potential.

LOCATION

St. Ann's occupies a highly convenient position on the Enniskerry Road in Kilternan, close to the well-known Blue Church and within easy reach of Stepside, Carrickmines, Sandyford and Dundrum.

Kilternan has become one of South Dublin's most desirable residential areas, combining a semi-rural setting with excellent accessibility to the city and surrounding business districts.

The villages of Stepside and Enniskerry are within easy reach, while Carrickmines Retail Park, Dundrum Town Centre and Sandyford Business District provide an extensive selection of shopping, restaurants, cafés, leisure facilities and employment.

For those who enjoy the outdoors, the area is exceptionally well served, with Fernhill House & Gardens, the Dublin Mountains and numerous walking and recreational amenities nearby.

Transport connections are excellent, with

convenient access to the M50, LUAS Green Line at Carrickmines and Ballyogan Wood, and a selection of bus services providing links throughout South Dublin and towards the city centre.

A range of highly regarded primary and secondary schools are also available throughout Kilternan, Stepside and the surrounding South Dublin area.

ACCOMMODATION:

Entrance Hall: (c. 4.89m x 4.03m)

Welcoming entrance hallway with oak wooden flooring providing access to the principal accommodation.

Living Room: (c. 6.32m x 3.63m)

Generous reception room enjoying a bright dual aspect to the front and rear with a feature open fireplace with wooden surround.

Kitchen / Dining Room: (c. 6.55m x 3.13m)

Modern kitchen extension with dining area overlooking the rear garden and access directly onto the sun patio..

Bedroom One: (c. 3.80m x 2.85m)

Double bedroom positioned to the rear overlooking rear garden and door to

Ensuite: With a fitted shower, wc & whb

Bedroom Two: (c. 4.74m x 3.02m)

Double bedroom positioned to the front with 2 windows overlooking front.

Bedroom Three: (c. 3.02m x 2.53m)

Double bedroom overlooking front aspect.

Bathroom / Shower Room: (c. 2.04m x 1.93m)

Recently upgraded with double shower feature and window, fully tiled walls and flooring and vanity unit.

FEATURES:

- Attractive three-bedroom detached bungalow
- Approximately 98 sq. m
- Gas fired central heating
- Excellent condition throughout
- Three double bedrooms
- Spacious dual-aspect living room

- Modern kitchen and dining area
- Recently upgraded bathroom/shower room
- Large south-facing rear garden
- Sun patio directly off kitchen/dining area
- Private driveway with ample off-street parking
- Triple glazing throughout
- Generous overall site 0.16 acre
- Excellent potential to substantially extend the existing residence
- Potential to explore further residential development or redevelopment of the site
- All development potential strictly subject to planning permission
- Prime Enniskerry Road location
- Close to Stepside, Carrickmines and Sandyford
- Convenient to LUAS Green Line and M50
- Excellent range of schools, shopping and recreational amenities nearby

ARARE KILTERNAN OPPORTUNITY

St. Ann's offers far more than a traditional three-bedroom bungalow.

With its excellent condition, detached setting, large south-facing garden and prime South Dublin location, it provides an attractive home for immediate occupation while offering purchasers the flexibility to consider a much more ambitious long-term vision for the property.

A superb opportunity to acquire a detached residence on a substantial site in one of South Dublin's most sought-after and evolving residential locations.

Viewing is Highly Recommended

This is a home that truly must be seen to be appreciated. Whether you are upsizing, downsizing or rightsizing, this home is ideal for anyone seeking a premium South Dublin address with long-term appeal.





Viewing: By prior appointment

BER: D

BER Number: 109099655

EPI: 265.79 kWh/m2/yr

BER D



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