



62 Wingfield, Stepaside, Dublin 18

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie

 BER B2



For Sale by Private Treaty

Hunters Estate Agent is delighted to introduce to the market this stunning triple aspect three-bedroom penthouse. Situated in the most sought-after block of Wingfield this very generous property boasts stunning views over the city to the sea. Throughout the property there are generous proportions and a wonderful quality of light. The property is well laid out with three double bedrooms and particularly large living space. Wingfield is a well-regarded development close to Stepside Village and at the end of the new greenway providing easy access to the Luas at Leopardstown Valley and the shopping centre.

Upon entering the property, one is welcomed by a generous hall with hotpress. To the right is the dual aspect, spacious, open plan living/dining area which in turn flows into the open kitchen breakfast area and double doors lead to a balcony with views over the city and to the sea. To the left the hall leads to a large dual aspect main bedroom with ensuite and built-in wardrobes. There are two further generous double bedrooms and the main bathroom. Owners have access to the roof terrace (only on this block) which boasts superb 360-degree views from the sea to the city, Dublin mountains and down to Wicklow. This roof terrace has seating areas and raised planted beds. The property comes with the benefit of two car parking spaces and there is ample visitor parking.

Wingfield is a well maintained, mature development. Ideally located, with a host of amenities available in nearby Stepside Village. Sandyford, Leopardstown, Stillorgan and Foxrock villages are all within easy reach and offer an array of specialist shops, restaurants, coffee shops and delis. Dundrum Town Centre and Stillorgan Shopping Centre are within a short commute. The area also benefits from many recreational amenities including several golf courses, Kilternan Tennis Club, Rugby and GAA Clubs, with marine activities in nearby Dun Laoghaire. There is horse riding, hill walking and mountain biking readily available in the nearby Dublin Mountains. Some of Dublin's best primary and secondary schools are within easy reach including two national primary Schools in Kilternan, Thaobh Na Coille Gael Scoil in Belarmine, Stepside Educate Together and various secondary schools within close proximity. Excellent transport links are close by including the M50, N11, several bus routes and the LUAS green line at Glencairn providing ease of access to and from the city centre and surrounding area. A recent addition to the development is the access to the new Cruagh Wood Greenway which provides a new pedestrian and cycleway access to the Leopardstown Valley Luas Stop.

Viewing is highly recommended.

SPECIAL FEATURES

- » 3-bedroom penthouse apartment
- » Extending to 140q.m / 1,507sq.ft
- » Light filled Triple aspect
- » Stunning views over the city to the sea
- » Designated parking for two cars
- » Balcony/terrace
- » Gas fired central heating
- » Visitor parking
- » Walking distance to Stepside village
- » Ensuite main bedroom
- » Access to communal roof terrace with 360-degree views
- » Walking distance to Stepside Village
- » Adjacent to the new Cruagh greenway
- » 15 min walk (5 min cycle) to Leopardstown Valley Luas stop
- » Gateway to the Dublin mountains
- » Easy access to M50 and the road network





ACCOMMODATION

HALL

7.27m x 1.72m (23'10" x 5'7") max

Engineered flooring, coat hooks, Ceiling lights, intercom, double doors to living area, door to hot press, fuse board.

LIVING/DINING AREA

6.91m x 6.10m (22'8" x 20'0")

Engineered oak flooring, ceiling light, Roman blind, curtain pole, pair of lined curtains, French doors to balcony.

KITCHEN AREA

5.15m x 3.11m (16'10" x 10'2")

Part tiled floor part engineered oak floor, built in wall and floor units, recessed lighting, Zanussi oven, Candy four ring electric hob, Beko fridge, Flavel dishwasher, Beko washing machine, Hoover 50:50 fridge freezer, Beko dryer, wooden window blinds.

MAIN BEDROOM

5.79m x 4.18m (18'11" x 13'8")

Carpet, ceiling light, large built-in wardrobe, dual aspect, window blinds.

ENSUITE

2.64m x 1.4m (8'7" x 4'7")

Tiled floor and part tiled walls, large shower, extractor fan, w.c, sink with vanity unit, mirror, heated towel rail, shaving light.

BEDROOM 2

3.77m x 3.44m (12'4" x 11'3")

Carpet, ceiling light, large built-in wardrobe, window blind.

BEDROOM 3

3.74m x 3.37m (12'3" x 11'0")

Carpet, ceiling light, window blind.

BATHROOM

2.81m x 1.59m (9'2" x 5'2")

Tiled floor, bath, mirror, bath/shower mixer tap, pedestal sink, w.c, recessed lighting, extractor fan, heated towel rail.

BALCONY/TERRACE

2.61m x 1.32m (8'6" x 4'3")

Steel balustrade and handrail, external light, concrete paving.



MANAGEMENT COMPANY:

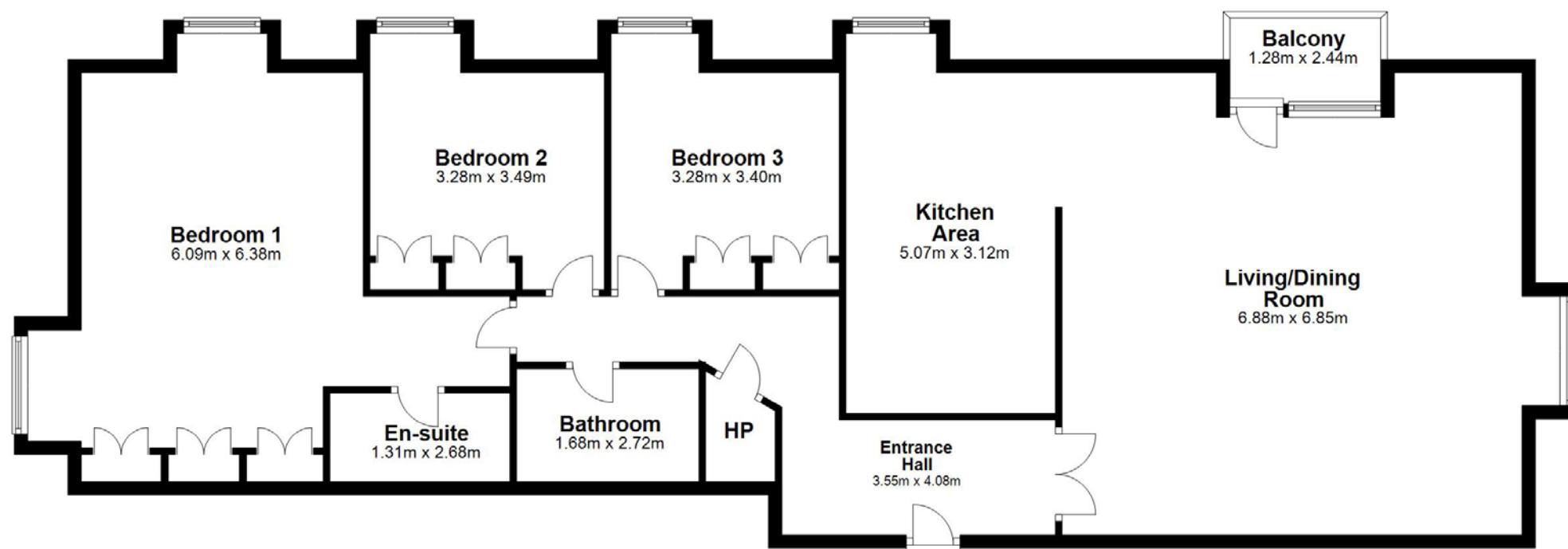
Wyse Management Company
 Management Fee: €2,461.63

BER

Rating: B2
 BER No: 101597011
 Energy Performance Rating: 117.34 kWh/m²/yr

VIEWING

Strictly by prior appointment with sole selling agents. Hunters Estate Agent Rathfarnham on 01 493 5410 or email: rathfarnham@huntersestateagent.ie.

**Floor Plan**

 **HUNTERS**
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