



Apt 14, Wynnefield Park, Wynnefield Road, Rathmines,
Dublin 6. D06 YF89

Beirne
& Wise



Number 14 Wynnefield Park (41sq.m) is a bright one bedroom, third floor apartment, ideally positioned in a secure and quiet gated development conveniently situated on a tree-lined road in the heart of Dublin 6. This is a fantastic opportunity for a purchaser to acquire an apartment with a sunny south facing aspect and located in a trendy city centre neighbourhood. This property benefits from private parking as well as a host of excellent amenities on its doorstep.

The accommodation briefly comprises a welcoming entrance hall, open plan kitchen/ living/dining room with access to the south westerly facing balcony, a double bedroom and a shower room. The property is in need of upgrading throughout and offers scope to create a comfortable city home with wonderful views across the city.

Situated within a gentle stroll of the villages of Rathgar and Rathmines, the area benefits from an array of specialty shops, restaurants, cafes, bars and food stores to name but a few. This location is within comfortable walking distance of the city centre, Ranelagh Village and Portobello.

Features

- Top (Third Floor) Apartment
- Residents' Car Parking
- Gas Fired Central Heating (Not Tested)
- Gated Development
- Close to Bus Routes
- Lift
- Communal Bins
- South-west facing Balcony with Views
- Close to Shops and Restaurants
- Walking Distance of Trinity College

Accommodation

HALL

New front door. Tiled flooring

KITCHEN/LIVING/DINING

6.80m x 4m

Bright light-filled room with access to the balcony. Tiled floor. Fireplace with electric fire inset.

BALCONY

1.65m x 3.60m

South-west facing balcony with pleasant views across playing grounds.

BEDROOM

3.70m x 2.58m

Double bedroom with built in wardrobes.



SHOWER ROOM

With W.C., wash hand basin and a step in shower cubicle.

OUTSIDE

Electric gates open to the communal grounds and residents' car parking which is located to both the front and back of the building.

SERVICE CHARGE

€1,950 per Annum

Managing Agents: Wyse Property Management

B E R

Ber No. 118472026

Output. 424.03 kWh/m²/yr





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