



20 SEFTON HALL

Kelston, Leopardstown Road, Foxrock, Dublin 18 D18 HX44

'An exceptional penthouse apartment with wrap around spacious roof garden.

Uninterrupted panoramic views of Dublin Bay from Howth to Dalkey and the Wicklow and Dublin Mountains to the south and west'



THE PROPERTY

Reception Hall - Drawing Room – Study - Kitchen
Breakfast Dining - Utility Room-Family Bathroom-
3 Bedrooms (2 with en-suite bathrooms)
Large Walk-in Storage – Walk-in Hot Press –
Two Designated Car Parking Spaces
Extensive Roof Garden with stunning views.

No. 20 Sefton Hall, an outstanding Penthouse Apartment, enjoying breath-taking views in every direction, is undoubtedly one of south Dublin's most impressive penthouse apartment to come to the market in the Foxrock area for some time. This stunning three bedroom plus study residence provides approximately 157 sq.m (1,689 sq.ft) of wonderful elegant and modern well-proportioned habitable accommodation with the added benefit of an extensive wraparound private sun terrace/roof garden extending to 124 sq.m (1,335 sq.ft).

The Kelston development is a small enclave of exclusive town houses, apartments in two blocks and three superb penthouses, designed by O'Mahony Pike architects and developed by renowned Park Developments in the early 2000's. No 20 Sefton Hall coming to the market offers a rare opportunity to purchase an extensive stand-alone penthouse of superbly appointed accommodation of contemporary design and outstanding vistas of Dublin City and the surrounding maritime and mountain landscapes. In addition, the property has the benefit of two designated underground car parking spaces.

Upon entering the penthouse, you are immediately struck by its elegance, tranquil ambience and charm. The wonderfully bright spacious entrance hall, with natural light from the glazed central atrium, polished porcelain floor tiles,



giving access to the reception rooms, bedrooms and utilities. The accommodation is exceptionally well laid out to take full advantage of its elevated position. The main living room with floor to ceiling picture windows enjoys unrestricted views of Dublin Bay from the City to Howth and on to Dalkey. At the opposite end of the entrance hall is the large well-equipped kitchen/breakfast/dining room. Between the living room and the kitchen/breakfast room, off the hall, are the study, three bedrooms, family bathroom and generous storage cupboards. The three double bedrooms all have outstanding views, with the main and second bedroom having en-suite bathrooms.

The living room, kitchen/breakfast/dining room and main bedroom all have the benefit of French doors leading directly onto the spacious roof garden.

The extensive Roof Garden is very private, laid out with a delightful mix of mature planting in raised easy to maintain boxes of beautiful flowering plants, shrubs and small specimen plants. The superb wraparound sun-drenched terrace is paved in sand stone, with the section adjoining the kitchen/dining room, large enough to sit up to 10 people at an outside dining table. The outside terrace also has an awning to keep you cool for the hot sunny days, and an outside tap. The Roof Garden has a number of seating areas, each taking advantage of the outstanding views. To the east there are breath-taking views of the Dublin Bay, sometimes described as the Naples of Western Europe and to the south and west of the Dublin and Wicklow Mountains.

Within the overall development, the communal gardens and public spaces are all maintained to an exacting standard. The gardens are laid out in lawn with mature trees and shrubs and flowering plants.

LOCATION

Located in this sought after small elevated development situated off the top of Leopardstown Road, the property is superbly positioned. The villages of Foxrock, Stillorgan, Dean's Grange and Blackrock are all easily accessible with renowned top-quality eateries, cafes and artisan shopping. There are major shopping centres in Stillorgan, Blackrock, Cornelscourt and Dundrum, all with well-known national and international retail brands. One of the area's best known Organic Farmers Market is held in Leopardstown Race Course.

No 20 Sefton Hall is adjacent to the N11 main route into Dublin City Centre either by car or along the Quality Bus Corridor. The 46A bus route is considered by many as 'their own private taxi service' as it is an excellent and frequent bus service. The LUAS Green Line stop in Sandyford is a fifteen-minute walk away. Dublin International Airport is within easy reach via the M50 which is accessed on the top of Leopardstown Road.

There are ample walks along the leafy paths of Foxrock and its surrounds, Sports facilities include the golf clubs of Foxrock and Leopardstown Golf Club, Carrickmines Tennis and Croquet club and a host of other amenities. There are number of well-established and sought after primary and secondary schools in the location including the Nord Anglia International School Dublin located at the top of Leopardstown Road.





FEATURES

- Superb location
- Within walking distance of LUAS and N11
- Exceptional spacious penthouse
- Extending to 157 sq.m (1,689 sq.ft)
- Extensive wraparound private sun terrace/roof garden extending to 124 sq.m (1,335 sq.ft).
- Three bedrooms, three bathrooms
- Study
- Uninterrupted panoramic views of Dublin Bay from Howth to Dalkey and the Wicklow and Dublin Mountains to the south and west
- Two designated underground car parking spaces
- Life to all floors
- Gas Fired Central Heating





DIRECTIONS

Travelling from the city centre due south along the N11 turn right onto Leopardstown Road at 'Whites Cross' take first left hand turn into Kelston, take immediate left, take a right, No 20 Sefton Hall is the first block of apartments located on your left hand side.

CONTACT



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FLOOR PLANS

