



Apt 4, Wynnefield House, Charleville Road,  
Rathmines, Dublin 6

 **HUNTERS**  
ESTATE AGENT

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# For Sale by Private Treaty

Hunters Estate Agent is proud to bring to the market this stylish and beautifully presented two bedroom ground floor apartment extending to approx. 57m<sup>2</sup> / 614 sq.ft.

A perfect purchase for a host of buyers including owner occupiers and investors alike, No. 4 Wynnefield House, which is superbly presented and set in the heart of Rathmines Village, enjoys well laid out accommodation including entrance hallway, large kitchen/dining area, 2 double bedrooms and main bathroom. There is also ample communal parking within the Wynnefield House Complex.

The location is ideal being in the heart of Rathmines Village and only a short stroll from both Ranelagh and Rathgar Villages, all hosting an array of shops, restaurants and boutiques which cater for all styles and requirements. Access to the city centre is also very stress-free with numerous bus routes passing close by. There is also a variety of sports and recreational facilities close by including LA Fitness, Flyefit Gym, Swan Leisure, Brookfield Tennis Club and St. Mary's College Rugby Football Club.

Viewing is highly recommended.

## SPECIAL FEATURES

- » Spacious two bedroom ground floor apartment.
- » Stylishly presented throughout.
- » Extending to approx. 57m<sup>2</sup> / 614 sq.ft.
- » Audio Intercom access.
- » Gas fired central heating.
- » Ample communal parking (non designated).
- » Ideal purchase for owner occupiers / investors alike.
- » Superb location in heart of Rathmines and only a short stroll from Ranelagh and Rathgar Villages.



## ACCOMMODATION

### ENTRANCE HALL

2.06m(6'76") x 1.81m(5'94")

Welcoming entrance hallway with floor to ceiling cloaks cupboard, Oak flooring, audio intercom system and opening into Reception Room.

### SHOWER ROOM

2.95m(9'68") x 1.78m(5'84")

Fully tiled with white suite incorporating a Mira controlled electric shower unit, vanity unit with integrated wash hand basin, wall mirror, mirrored door medicine cabinet, heated towel rail and w.c.

### KITCHEN / LIVING AREA

5.77m(18'93") x 4.88m(16'01")

Living Area: Beautifully presented living area with Oak flooring and overlooking communal gardens.

Kitchen Area: Range of fitted units incorporating illuminated areas with tiled splash back, stainless steel sink unit, built-in Indesit double oven and hob, concealed extractor fan, Indesit washing machine and fridge freezer. Tiled floor.

### BEDROOM 1

3.6m(14'34") x 3.17m(10'40")

Well presented double bedroom with Oak flooring.

### BEDROOM 2

4.60m(15'09") x 2.3m(7'55")

Featuring floor to ceiling, wall to wall, mirror door Sliderobes and Oak flooring.



## OUTSIDE

Wynnefield House is a well maintained complex with mature landscaped gardens and ample private parking.

## MANAGEMENT COMPANY

Wynnefield House Management Company  
c/o MDPM Ltd, 38 Baggot Street Upper, Dublin 4  
Tel: 01 6607803  
Email: info@mdpm.ie

Service Charge: €2,800 per annum

## BER DETAILS

BER Rating: D2  
BER Number: 104008156  
Energy Performance Indicator: 283.59 kWh/m2/yr

## DIRECTIONS

Travelling along Lower Rathmines Road from the City Centre, continue through the traffic lights at the Swan Centre and keep around to the right passing the Garda Station on your left hand side. Take a right turn at the next set of traffic lights onto Charleville Road. Follow the road right around until you see Wynnefield House on your left hand side.

## VIEWING

Strictly by prior appointment only with sole selling agents. Hunters Estate Agent, City Centre on 01 668 0008 or email info@huntersestateagent.ie

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## Terms and Conditions

These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies.



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2 Brighton Road, Foxrock, Dublin 18

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