

For Sale

By Private Treaty

AMV

€535,000

grimes^g



3 Bedroom Penthouse Apartment -Fifth Floor c105.5 m² / 1,136 ft²

FOR SALE BY PRIVATE TREATY

Apt 65 The Willow
Parkview
Stepaside
Dublin 18
D18 H6V9

BER B3



grimes.ie
PSRA Licence No. 001417

DESCRIPTION

Grimes are pleased to present No. 65 The Willows, a superb three bedroom penthouse apartment ideally positioned within the well-regarded Parkview development. This secure and established residential setting is known for its peaceful surroundings and well-maintained communal areas, making it a highly attractive option for both owner-occupiers and investors alike.

Built in 2006, the apartment is presented in excellent condition throughout and offers bright, well-balanced accommodation extending to approximately 105.5 sq.m / 1,135 sq.ft. This well-designed three bedroom penthouse offers a spacious and contemporary layout, ideal for modern living. At the heart of the home is a generous open plan kitchen, dining and living area providing ample space for both relaxing and entertaining. This bright and versatile space benefits from direct access to an impressive private terrace, perfect for outdoor dining and enjoying elevated views.

The accommodation comprises three well proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, while the second and third bedrooms offer comfortable living space suitable for family, guests, or a home office.

A centrally located hallway connects all rooms and leads to a modern family bathroom. Additional practicality is provided by a separate utility room, ensuring convenient storage and laundry space.

Overall, this penthouse combines generous internal proportions with excellent outdoor space, creating a bright, functional, and highly desirable home.

ACCOMMODATION

Entrance Hallway 1.76m x 1.07m	With wooden flooring.
Utility Room 1.67m x 1.42m	Plumbed for washing machine.
Main Bathroom 2.86m x 1.83m	Located off the entrance hall.
Living/Dining Area 6.82m x 5.72m	Spacious open plan living space with wood flooring and fully fitted kitchen. Multiple windows and door ensure the space is bright and provide access to a very spacious terrace ideal for open air entertaining with leafy tree top views.
Bedroom 1 4.89m x 2.76m	Double bedroom with wooden floor, door to terrace, fitted wardrobes and en-suite.
En-suite 2.76m x 1.83m	Fully tiled en-suite with large shower area, wall mounted WC & WHB.
Bedroom 2 3.72m x 3.42m	Double bedroom with wooden floor, fitted wardrobes and access to terrace area.
Bedroom 3 3.72m x 2.86m	Double bedroom with wooden floor and large windows opening onto the terrace.

FEATURES

- 2 designated parking spaces included.
 - Annual Service charge c.€3,445.56 per annum
 - Presented in excellent condition throughout
 - Elevated views over Fernhill Park & Gardens.
 - Secure and well-maintained residential development
 - Walking distance to LUAS Green Line (Glencairn stop)
 - Easy access to M50 (Junction 14, Sandyford)
 - Close to Stepside Village with a range of shops, cafés, and restaurants
 - Short drive to Dundrum Town Centre and Sandyford Business District
 - Excellent access to outdoor amenities including Fernhill Park & Gardens and Dublin Mountains
 - Convenient to a selection of schools, childcare facilities, and sports clubs
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IMAGES





PRICE

AMV €535,000

VIEWING

By appointment
Dermot Grimes

Please contact us to arranging a viewing.
We are open from 9 am to 5.30 pm Monday to Friday and by appointment on Saturdays.

THINKING OF SELLING YOUR PROPERTY?

We at Grimes, Skerries would be delighted to offer you a free valuation appraisal on your property. We will advise you on value, method of sale and presenting your property to it's highest potential.

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MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.2% (Green Rate for homes with an Energy Rating – BER- of B3 or better – no cashback) **Or 3% cash back** for any First Time Buyer / Trade Up & Refinance loans issuing until 31st December 2026.

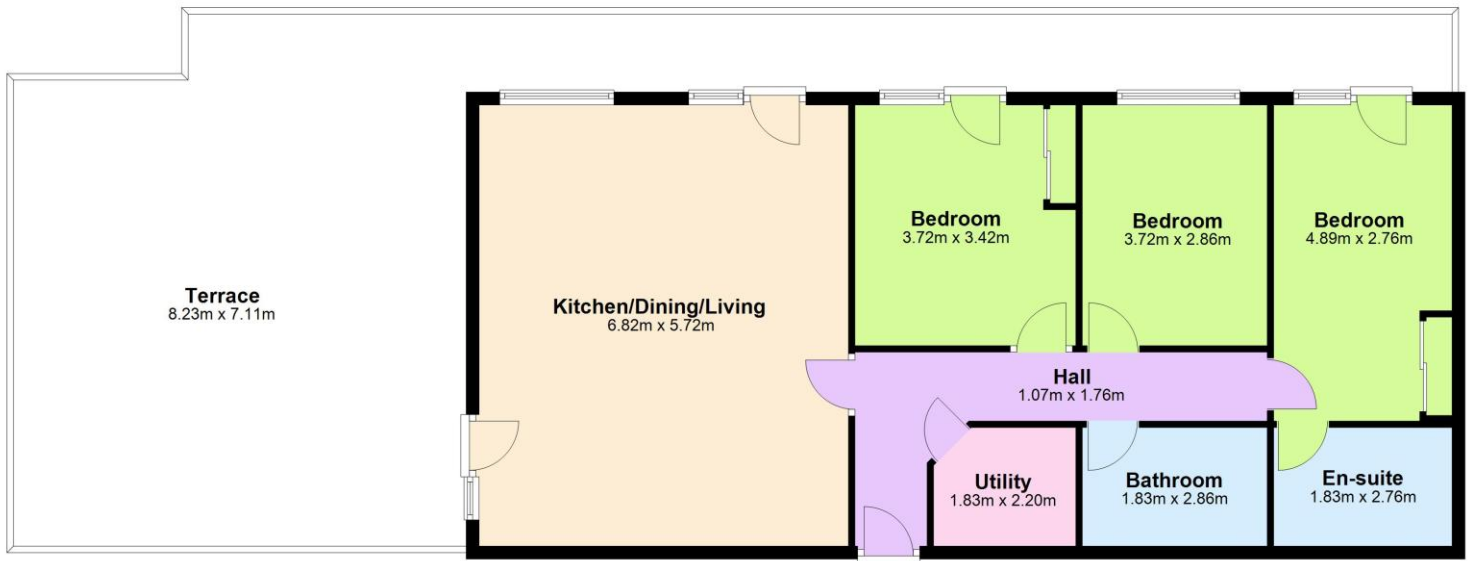
2% Back -in-Cash at drawdown means we will pay you 2% of the mortgage loan amount that is drawn down. We will pay this 2% into the current account you use for mortgage repayments within two months of drawdown. (eg. €300k = €6k)

1% Back-in-Cash in year 5 means we will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the 5th year anniversary of the mortgage loan drawdown date (e.g. €300k = €3k)



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Floor Plan



CONDITIONS TO BE NOTED: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.