

WINTERWELL

MOUNTPELIER LANE | BOHERNABREENA | DUBLIN 24 | D24 TK30



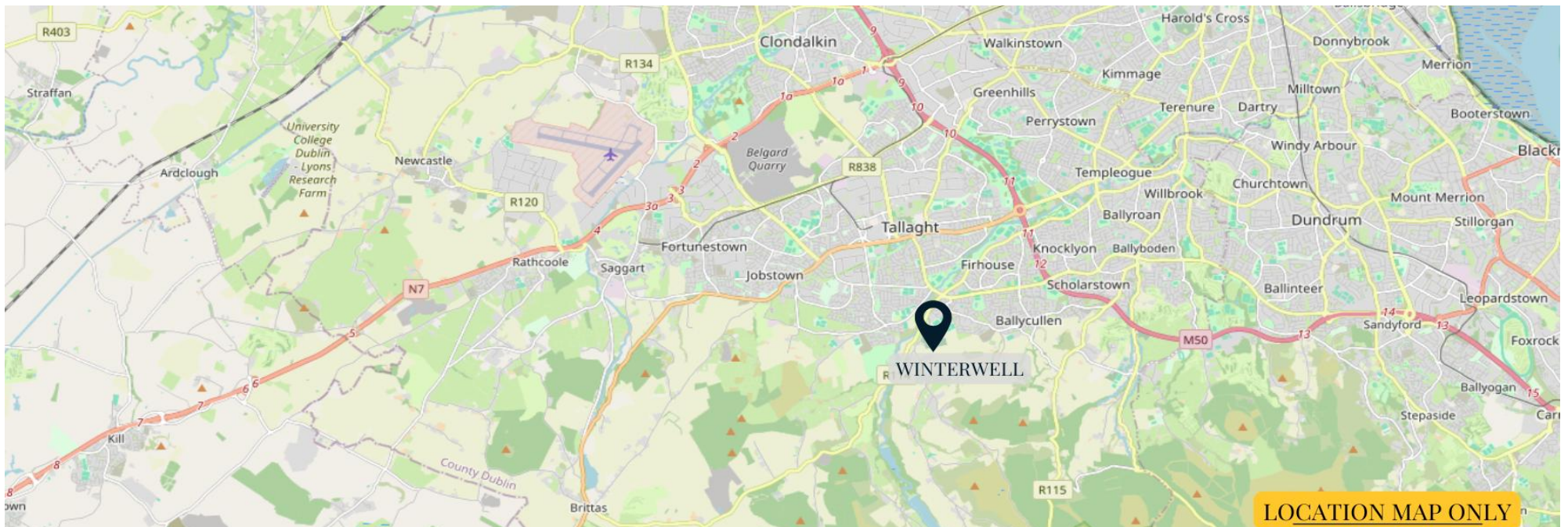
LOCATION

Bird`s eye view of Dublin is a defining feature of this property, set within a quiet cul-de-sac in a particularly scenic location, with panoramic views stretching across the city and out towards the Irish Sea.

The setting is equally defined by its proximity to the Dublin and Wicklow Mountains, offering immediate access to a wide range of outdoor amenities. Bohernabreena Reservoir and its surrounding woodland walks are just minutes away, providing well-established trails, scenic looped walks and a peaceful natural environment ideal for everyday recreation. The wider Dublin Mountains area offers extensive hiking and cycling routes, making this location particularly appealing to those seeking an active lifestyle while remaining close to the city.

Despite its tranquil surroundings, the property is exceptionally well connected. The M50 is easily accessible, linking to all major road networks and ensuring convenient travel throughout Dublin and beyond. Old Bawn and the surrounding areas provide a strong range of local amenities including shops, schools, cafés and sports clubs, while Tallaght Village and The Square Shopping Centre are a short drive away, offering a comprehensive selection of retail and services.

The N81 and Red Line LUAS further enhance accessibility, providing efficient routes to Dublin City Centre. Overall, the location offers a rare combination of elevated views, outdoor lifestyle and strong connectivity, making it a highly attractive residential setting.



DIRECTIONS TO THE PROPERTY

To find the property from Dublin, turn onto the R114 off the Firhjoue Rd or the Old Bawn Rd and continue for approximately 500 metres. Take the next left towards Bohernabreena and proceed up the hill to the T-junction at Glassamucky Road. At this point, make a U-turn and travel back down the hill, taking the first right turn. This will lead you onto the cul-de-sac where Winterwell is located.



Winterwell is a truly unique home, one that rarely comes to market. Recently rebuilt and thoughtfully reconfigured by its current owners, the property has been finished to an exceptionally high standard throughout, with careful attention given to both design and functionality.

Occupying an elevated position, Winterwell commands what are arguably some of the finest views in Dublin. From its vantage point, the outlook stretches across the entire city skyline, taking in landmarks such as the Poolbeg Chimneys, Dublin Airport, the Papal Cross and, on a clear day, even the Mourne Mountains. By night, the scene transforms into a striking backdrop of city lights, with the movement of traffic below creating a constantly changing urban canvas.

Extending to approximately 235 sq.m. / 2,530 sq.ft., this four-bedroom, four-bathroom residence is presented in turnkey condition. The internal layout has been carefully designed to maximise light and aspect, with principal living areas oriented towards the views.

Upon entering, a bright and stylish entrance hall with a bespoke staircase immediately sets the tone. Off the hall is a guest W.C., which also provides convenient access to one of the two ground floor bedrooms. There are two well-proportioned double bedrooms at this level, one of which benefits from its own ensuite. Additional practical features include two separate store rooms.



DESCRIPTION

The heart of the home is the impressive open-plan kitchen, living and dining space, which runs from front to back and fully capitalises on both orientation and views. To the rear, patio doors open onto a south-facing garden area, while to the front, a second patio enjoys morning sunlight and uninterrupted views across Dublin. The bespoke kitchen is finished to a high specification and anchors the space, which is designed for both everyday living and entertaining.

A sunken snug area to the front, complete with built-in cabinetry and large sliding doors, provides a more intimate living space while still enjoying the panoramic outlook. Complementing this is a bright utility room with its own external access, ideal for day-to-day use, along with a dedicated study featuring a large picture window overlooking the city.

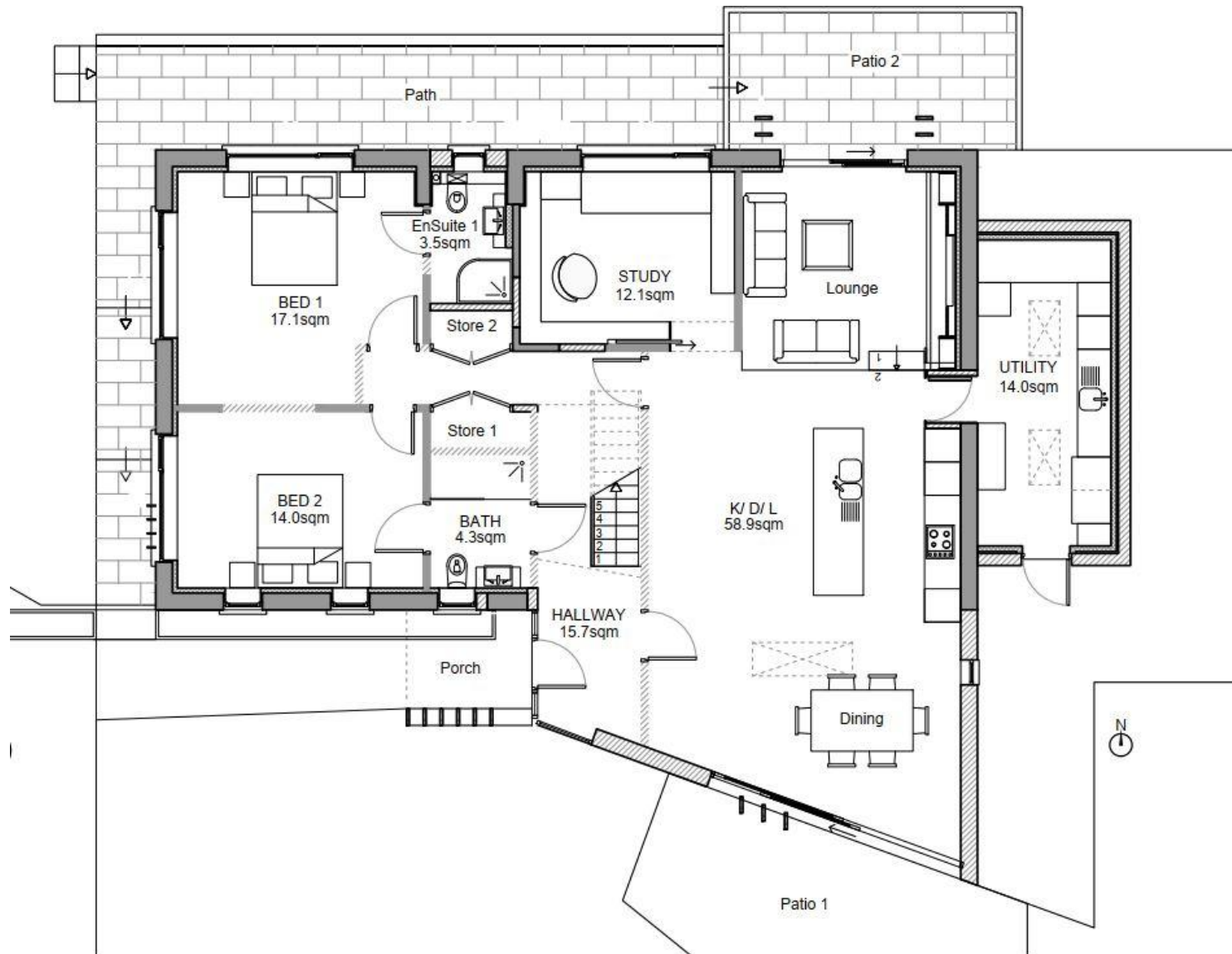
Upstairs, there are two further generously sized double bedrooms, both with ensuite bathrooms. The principal bedroom suite is particularly impressive, incorporating an extensive walk-in wardrobe and elevated views.

Externally, the property has been sensitively landscaped to blend with its natural surroundings. A substantial steel garage (approximately 6m x 5m) provides excellent storage and would also suit use as a home gym or workshop. In addition, a purpose-built chicken coop offers a further touch of country living, complementing the property`s semi-rural setting.



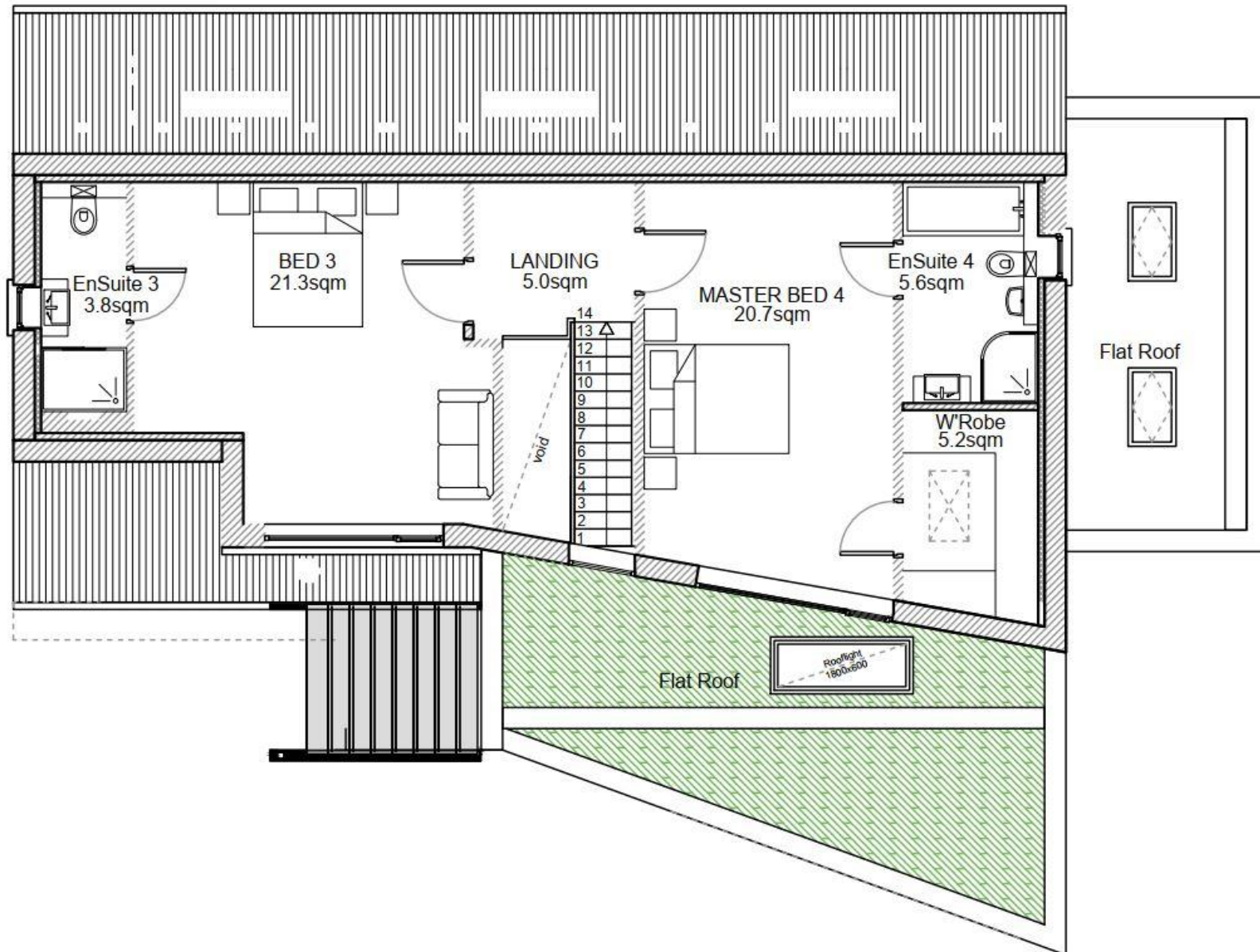
FLOOR PLAN

GROUND FLOOR



FLOOR PLAN

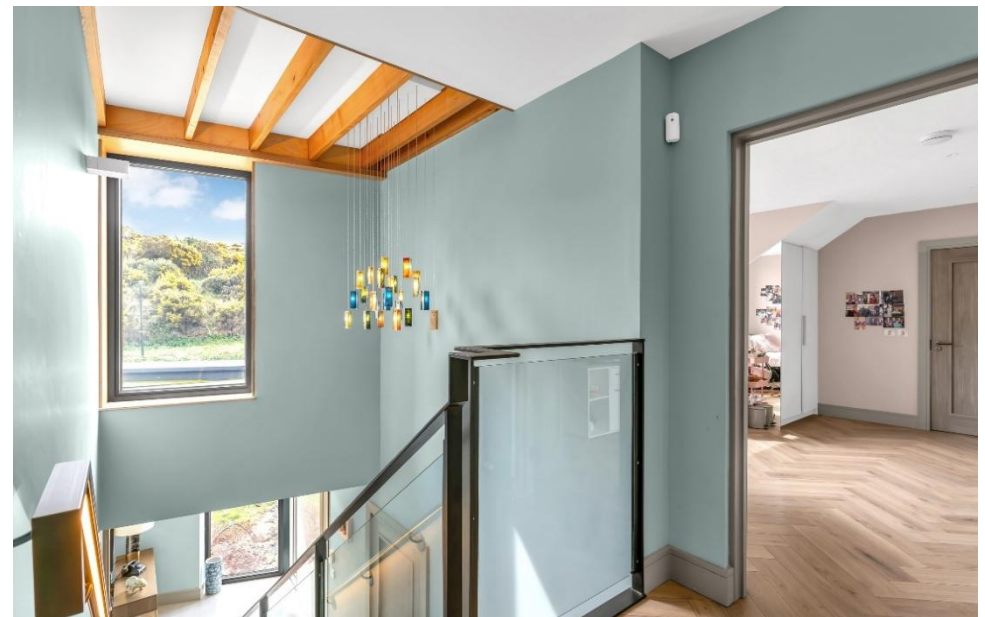
FIRST FLOOR













FEATURES

- Triple glazed Lumi windows.
- Programmable Lutron lighting system.
- Heat recovery ventilation system.
- Panasonic air-to-water heat pump.
- Underfloor heating downstairs.
- High-quality frameless glazing system.
- Electric blinds throughout the property
- Garage has full power (lights etc)
- All 4 bedrooms have ensuites
- Utility room fitted for second oven & dishwasher



FOR SALE BY PRIVATE TREATY

GUIDE PRICE:

€795,000

BER:

B1

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