



54 The Rowan, Rockfield, Dundrum, Dublin 16. D16 FV12

Stunning two bedroom penthouse approx. 112 sq.m. with south facing views and terrace.



FEATURES:

- Beautifully presented, south facing 2 bedroom penthouse apartment of approx. 1200sq.ft.
- Dual Aspect from front to rear of block
- Large south facing terrace to the front and terrace to the rear
- Newly fitted kitchen
- Open plan accommodation
- Master bedroom en suite
- Fully tiled bathroom and en suite
- Extra-height barrel-vaulted ceilings
- Floor to ceiling windows
- Fourth Floor location, one of only two residences on this floor
- Parking for two cars
- Balally Luas Station 200m away
- Dundrum Town Centre 300m away
- M50 and N11 both within 2.5km



1	The Rowan	5	Riversdale Apartments	9	Wyckham Way
2	Balally Luas Stop	6	Dundrum Town Centre	10	Ballawley Park
3	Overend Avenue	7	Airfield	11	M50 Motorway
4	Balally Luas Line	8	Sandyford Road	12	Ballinteer

Finnegan Menton are delighted to bring to the market this exceptional two bedroom penthouse apartment with stunning south facing views.

Located on the fourth floor in the highly sought-after, gated, and secure Rockfield development, this superb apartment spans approximately 1,200 sq.ft. (111.7 sq.m.) and boasts a dual aspect from the front to the rear of the block. Beautifully presented and finished to a high standard throughout, a newly fitted kitchen, open plan accommodation, and extra-height barrel-vaulted ceilings add to the sense of space and luxury, and floor to ceiling windows result in living spaces that are bathed in natural light, with the living area opening onto a large, sun-soaked south facing terrace, providing breathtaking views of the Dublin Mountains and an ideal setting for relaxing and dining al fresco.

The large master bedroom with an ensuite shower room, and a second generously sized double bedroom both enjoy direct access to a private rear terrace offering tranquil views over the picturesque Airfield Trust Urban Farm.

Generous storage, a fully tiled bathroom and en suite, and parking for two cars are among the notable features, and with just two residences per floor at Penthouse level, No. 54 also enjoys privacy and exclusivity.

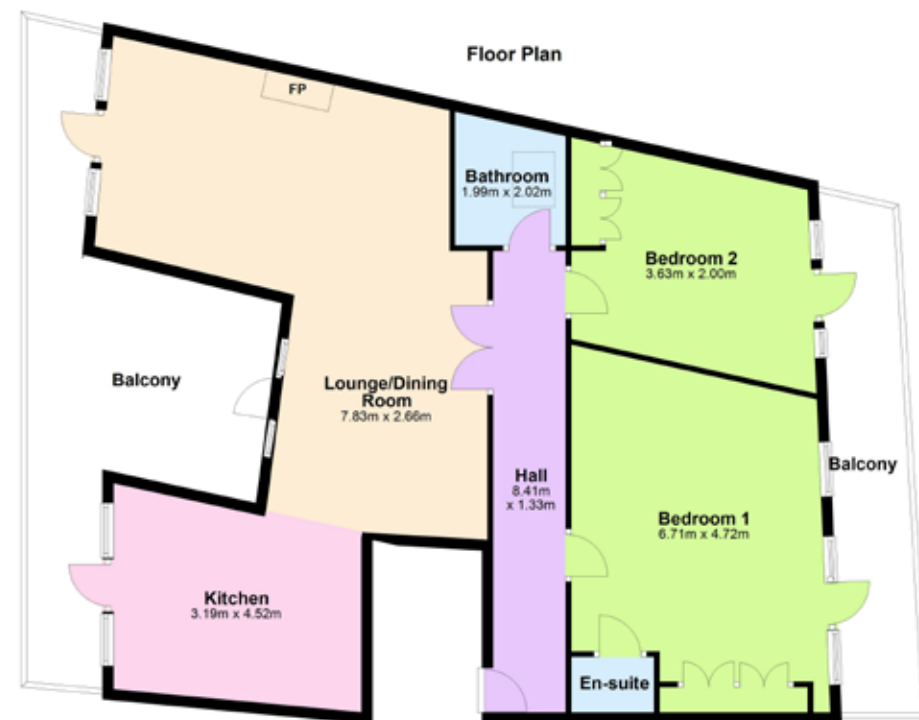


With the Luas Green line at Balally approx. 200 meters away, and both the M50 and N11 within 2.5km, there is easy access to major road networks, Dublin city centre and beyond. Dundrum Town Centre and Dundrum Village just 300 meters away, provide every conceivable amenity including a vibrant mix of pubs, cafés, restaurants, and shopping options, catering to every taste and lifestyle.

The Rockfield development itself offers a vibrant range of neighbourhood amenities, including a Mace Convenience Store, Rockfield Pharmacy, Narnia Nursery School, VHI Swiftcare Clinic, and the popular Brickyard Pub, creating a truly convenient and community-focused living environment. For those who enjoy the outdoors, there is no shortage of recreational amenities, with Ballawley Park, Airfield Estate, and Marlay Park all just a short distance away. These scenic green spaces feature walking trails, sports clubs, recreational facilities, and popular weekend markets, making them perfect for relaxation, fitness, and family outings.

In addition, families will appreciate the excellent selection of local schools, including Holy Cross, St. Olaf's, Taney National, De La Salle College, St. Raphaela's, St. Benildus College, Wesley College, Ballinteer Educate Together and St. Tiernan's.





ACCOMMODATION:

Room measurements taken at widest point.

Entrance Hall

approx. 8.4m x 1.3m

Wooden flooring & storage.

Living Room / Dining Room

approx. 7.8m x 2.6m

Wooden flooring, extra height vaulted ceilings, floor to ceiling glazing, doors opening onto large south facing terrace with views of the Dublin Mountains.

Kitchen

approx. 3.1m x 4.5m

South facing. Newly fitted with kitchen island.

Bedroom 1

approx. 6.7m x 4.7m

including fully tiled en suite shower room and w.c., extra height vaulted ceilings, floor to ceiling glazing, door opening onto terrace with views towards Airfield.

Bedroom 2

approx. 3.6m x 2.0m

extra height vaulted ceilings, floor to ceiling glazing, door opening onto terrace with views towards Airfield

Bathroom

approx. 2.0m x 2.0m

Fully tiled, bath with shower over, w.h.b., w.c.



Title:

Freehold

BER:

B3

Viewing:

By appointment only with sole agents Finnegan Menton.

Contact Eugene Brennan on 01 614 7900 or residential@finneganmenton.ie



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