

FOR SALE BY PRIVATE TREATY

# 2 SYCAMORE WALK

THE PARK, CABINTEELY, DUBLIN 18 D18 Y2T3

Asking Price

€585,000



**Tom  
O'Higgins**  
ESTATE AGENT

W [tomohiggins.ie](http://tomohiggins.ie) T 01 2845007 M 086 0655 992 E [info@tomohiggins.ie](mailto:info@tomohiggins.ie)

# 3 Bed – 1 Bath

## 81sqm / 871sq ft

**ASKING PRICE €585,000**

Situated in a quiet tree lined cul de sac, on an elevated site at the top of 'The Park', 2 Sycamore Walk is detached bungalow which enjoys views across Dublin City and Bay. This much sought after residential location is within easy reach of Cabinteely and Cornelscourt Villages, a choice of top-class primary and secondary schools, the expansive parklands and nature walks at Cabinteely Park are on your door step and excellent transport links to the N11, M50, Luas and Bus.

There is a low maintenance garden to the front, cobble locked with off street parking for two cars and a colourful bed of heather. Two gated side passageways on either the side of the house lead to the rear garden which is mostly laid out in lawn with a sun trap patio and a block built shed plumbed for utilities.

Internally, the accommodation has been well maintained over the years and extends to 81sqm / 871 sqft. It comprises an entrance porch, reception hall, living room, kitchen, bathroom and three bedrooms all on one level. There is also the benefit of a large attic suitable for conversion (S.p.p.), should additional living accommodation be required.

### FEATURES

- Great residential location
- Adjacent to Cabinteely Park
- Accommodation all on one level
- Shops, cafes and restaurants close by
- Oil fired central heating
- Double glazed windows
- Security alarm
- Off street parking
- Close to N11, M50, Luas and Bus

### BER

D2 No. 116354036 267.46kWh/m<sup>2</sup>/yr



# ACCOMMODATION

## Porch

With sliding door and tiled floor.

## Reception Hall

With hot press and storage off. Attic access.

## Bedroom

Single room, to the front.

## Bathroom

Tiled floor to ceiling. W.c., w.h.b. with cabinet below and wall mounted mirror with lighting. Electric shower.

## Bedroom

Double bedroom with fitted wardrobe and ensuite w.c. and w.h.b.

## Bedroom

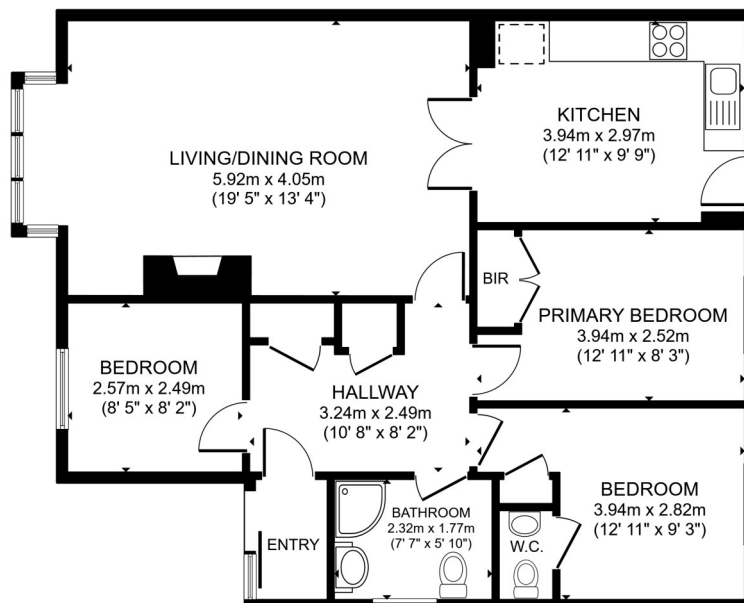
Double bedroom with fitted wardrobes overlooking the rear garden.

## Living Room

With feature fireplace with electric inset, Bay window to the front and double doors to the kitchen.

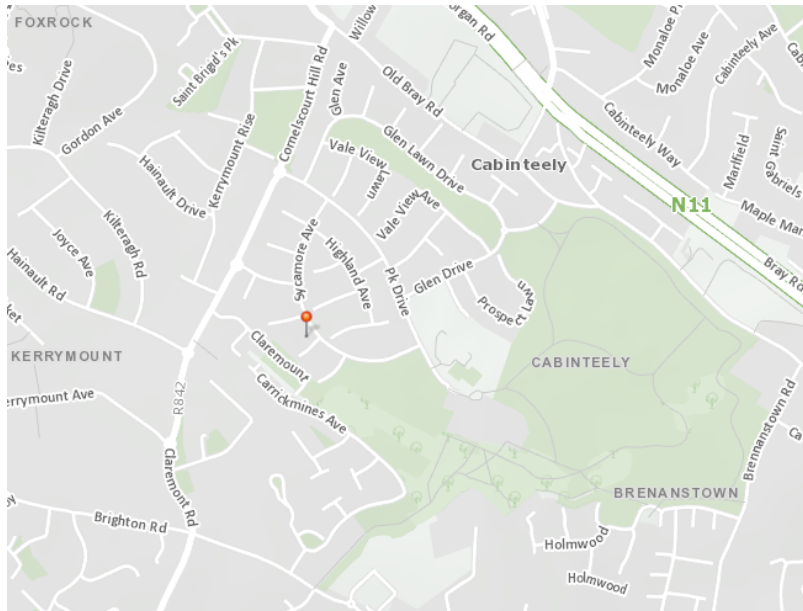
## Kitchen

With lino flooring and a range of fitted units with timber work tops and tiled splashback. Access to the rear garden and double doors to the living room.



Not to scale. For identification only.

2 SYCAMORE WALK, THE PARK, CABINTEELY



**Tom  
O'Higgins**

ESTATE AGENT

Negotiator

Cormac O'Higgins

MIPAV TRV MMCEPI

086 0655 992

[cormacatomohiggins.ie](http://cormacatomohiggins.ie)

52 Sandycove Road, Sandycove, Co. Dublin, A96 W3C1

T+353 1 2845007 E [info@tomohiggins.ie](mailto:info@tomohiggins.ie)

Tom O'Higgins Estate Agent for themselves or for the vendors of this property whose agents they are wish to make clear that these particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken compiling the information we can give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements. SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE. PSRA 001730