

FOR SALE BY PRIVATE TREATY

18 SYCAMORE GROVE

WESTMINSTER PARK, FOXROCK, DUBLIN 18

Asking Price

€625,000



**Tom
O'Higgins**
ESTATE AGENT

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3 Bed – 2 Rec

93sqm / 1,001 sqft

ASKING PRICE €625,000

Tucked away in a quiet, mature cul de sac just off the N11, 18 Sycamore Grove is a mid-terrace Tudor style property in an extremely convenient residential setting. The property is presented in 'walk in' condition and has recently been upgraded with a stylish new kitchen and bathroom.

The accommodation briefly comprises a reception hall with guest w.c. off, the living room is to the front with double pocket doors to the kitchen / dining room with garden access. Upstairs there are three bedrooms and a bathroom together with stairs from the landing to the converted attic with a w.c.

There is off street parking and lawn to the front and a good-sized garden to the rear with Westerly orientation laid out in lawn with paved patio area.

Sycamore Grove is situated in Westminster Park, off the N11 between its junctions with Westminster Road and Leopardstown Road adjacent to Loreto College Foxrock. It is convenient to a wide range of local amenities including shopping in Deansgrange, Cornelscourt, Blackrock and Stillorgan, a host of sporting facilities, excellent schools and within easy reach of the city centre via the QBC on the doorstep.

FEATURES

- Stylishly presented accommodation throughout
- Quiet cul de sac location
- Double glazed windows
- Gas fired central heating
- Attic conversion
- Excellent transport links (QBC, Luas, N11 and M50)

BER

C3 No.111401006 223.51 kWh/m²/yr



ACCOMMODATION

Reception Hall

With understairs storage.

Guest W.c.

Fully tiled, w.c. and w.h.b.

Living Room

To the front, with feature marble fireplace and fitted presses and shelving. Double pocket doors to Kitchen

Kitchen / Dining room

A stylish, modern kitchen with a range of fitted units and integrated appliances. Island with breakfast bar and feature lighting above. Dining area with banquet seating.

Landing

With carpet flooring, hot press and stairs to attic.

Bedroom (1)

Double room to the rear with fitted wardrobes and vanity table.

Bedroom (2)

To the front, with carpet flooring and fitted wardrobes.

Bathroom

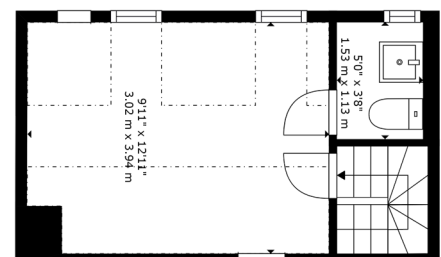
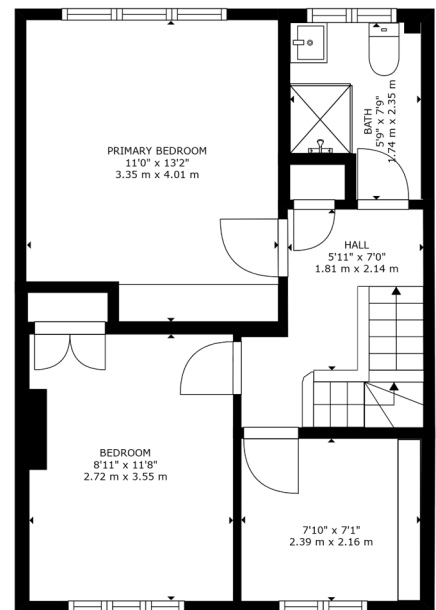
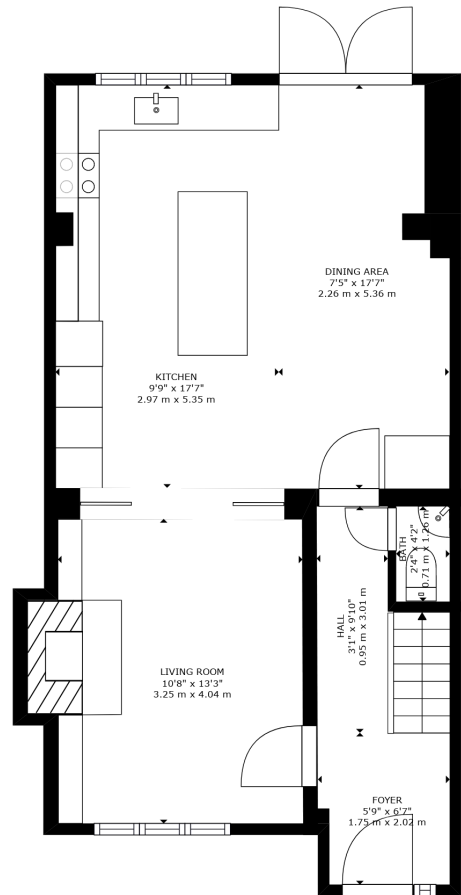
Modern bathroom, tiled floor to ceiling with rainfall shower, w.c. and w.h.b.

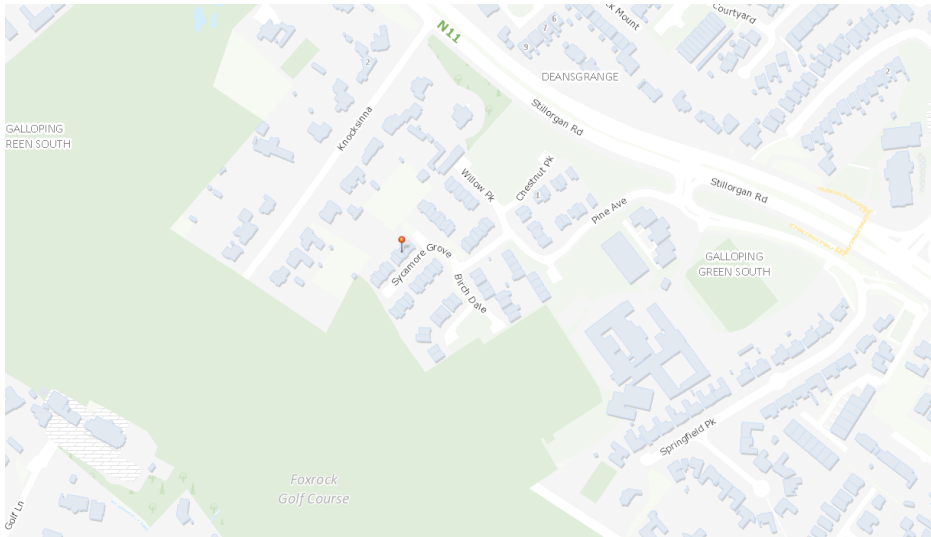
Bedroom (3)

Single bedroom with fitted shelving currently in use as an office.

Attic

A good-sized attic room with dual sky lights, w.c. and w.h.b. and ample eaves storage.





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Negotiator

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