

For Sale by Private Treaty



Apt 13 The Sycamore, Parkview, Stepaside, Dublin 18 D18 X277

Superbly presented one bedroom 1st floor apartment located in this exclusive development.

Approx. 63 sq.m /678sq.ft

Asking Price €€240,000



BER No. 113767545
EPI:103.07 kWh/m2/yr

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Description

Lansdowne Partnership is delighted to introduce this tastefully decorated 1 bedroom first floor apartment, approx. 63 sqft (approx. 678 sqft) and built c. 2006. The property has been expertly finished to the highest of standards by the current owners with attention to every detail. Featuring bright open plan living space with gfch, stone kitchen worktop, integrated appliances, wooden flooring, utility/storage room, 1 double bedroom, balcony with south west aspect and a designated underground parking space.

Location and Amenities

The location of Parkview has the added advantage of having Belarmine Plaza only a short walk away. Here you can find Fresh (convenience store), Belarmine Pharmacy, Dentist, Doctor, Physio, Acupuncture, Thairapy Hair Salon. Also the local Community Centre. The village itself of Stepside is rapidly growing with a variety of restaurants and shops, including Quattro, Centra etc. Stepside is greatly enhanced by the Dundrum Town Centre, providing a large range of shops, restaurants, bars and cinema (Movies @ Dundrum) and the Mill Theatre, and Airfield Park Open Farm.

There is also local shopping available at Carrickmines Retail Park and Dunnes Stores at Ballyogan. There are excellent schools nearby, such as Wesley College, and Holy Cross, Kilternan National School, Rosemont 2 x Gael Scoils in Belarmine and St. Mary's National School. There are also a number of creches nearby including Giraffe childcare in Belarmine and Cherryblossom creche in Sandyford Hall. There are a number of leisure facilities directly in the area, including Stepside and Leopardstown Public Golf Courses, Stepside and Leopardstown Driving Ranges and a number of local Rugby Clubs, including Palmerston and Bective. There are fantastic walks at Fernhill Gardens and mountain biking tracks on Ticknock Hill.

There are now excellent transport links with the LUAS Greenline, approx. 15 mins walk, providing access to Stephens Green in 20 minutes (Glencairn and The Gallops), M50, and local bus routes to the city centre. (44, 47 & 118).

Accommodation

Entrance Hall: 5.78m x 1.35m (19' x 4'4") with wooden flooring, recessed lighting, security intercom to lobby and gated entrance.

Inner Hall: 4.07m x 1.15m (13'3" x 3'8") with wooden flooring, recessed lighting.

Utility Room/ Storage Room: 1.98m x 1.26m (6'6" x 4'2") large room with tiled floor, houses the washing machine.

Living Room: 4.44m x 3.70m (14'5" x 12'1") open plan area with wooden floor, tv and internet points, recessed lighting and floor-to-ceiling window. Access to balcony.

Kitchen/Dining Area: 3.92m x 3.78m (12'9" x 12'4") fully fitted modern kitchen with full range of units, attractive glass Supalift presses and individual fitted lights, recessed lighting, tiled floor, L-shaped stone counter-top, splashback, integrated Belling fridge freezer, dishwasher, stainless steel built-in oven with ceramic hob and extractor hood, and double drainer stainless steel sink unit with water filter system.

Bedroom 1: 3.71m x 3.62m (12' 2" x 11'9") bright double room with built-in double wardrobes, and tv/phone/internet points.

Bathroom: 2.53m x 1.88m (8'3" x 6'2") with w.c., w.h.b., bath, power shower, mirrored vanity unit, recessed lighting, brush chrome heated towel radiator, fully tiled walls and floor.

Outside:

Balcony with glass chrome surround & external light. There are lovely views from the balcony. Underground car park with one designated space and numerous visitor spaces. High speed lifts from underground level car park to penthouse level



Property Features

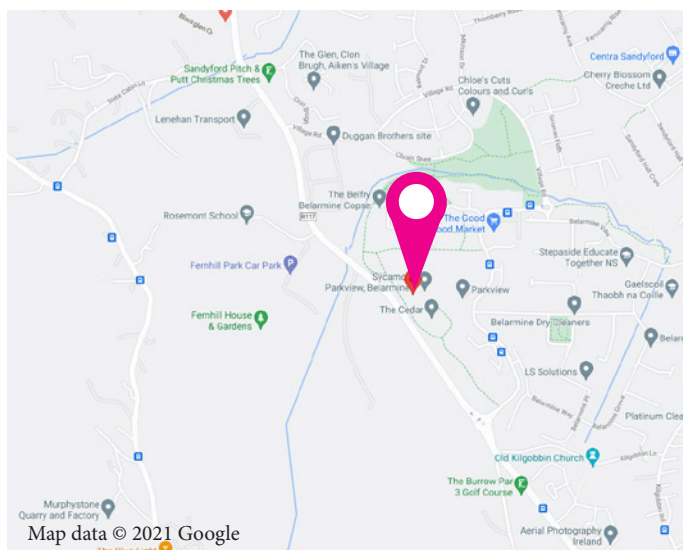
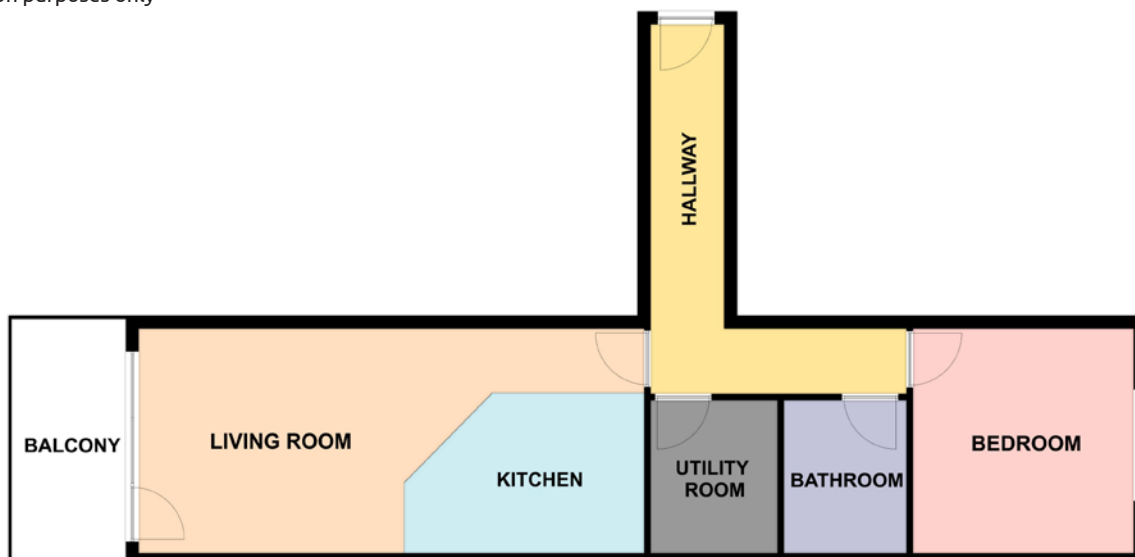
- One bedroom 1st floor apartment
- Sunny south west facing aspect
- Exclusive development
- Exceptionally bright and spacious
- Gas fired central heating
- Tastefully decorated with neutral tones
- alcony area, south west facing
- Finished to a very high spec
- Underground designated car space
- Very generous storage
- Internet & phone points in all rooms
- Intercom system
- Recessed lighting
- Located 5 min walk from 46B Terminus (via LUAS, UCD, Stillorgan & City Centre)
- Convenient to M50 and LUAS Green line (15 mins walk to Glencairn Luas Station)
- Size approx. 63 sqmts (approx. 678 sqft)



Floor Plans

Not to scale.

For illustration purposes only



Directions

From City Centre coming along the Sandyford Road, continue along past the junction with Lambs Cross onto the Enniskerry Road past Rosemont School (right) towards the roundabout at Fernhill Gardens. Take the 1st left turn Onto Belarmine Avenue. When on Belarmine Avenue, continue down the hill and take the 2nd left turn into Parkview (black gate). When

in the development, take the 1st turn left and enter the underground carpark.

Management Company:

Core Benchmark

Service Charge:

c. €1000.00 per annum

Lansdowne
Partnership
ESTATE AGENTS

PSRA Licence No 002608

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