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For Sale

Asking Price: €1,495,000



NEGOTIATOR

Colm Quaid Assoc. SCSi
Sherry FitzGerald
8 Main Street
Blackrock Co Dublin
A94 X9W0
T: 01 2880088
M: 087 459 5591
E: colm.quaid@sherryfitz.ie

MORTGAGE ADVICE

For mortgage advice talk to
Emmet Farrelly
T: 01 2880088
M: 087 1245891
E: blackrock@sherryfitz.ie

sherryfitz.ie

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29 Sycamore Road, Mount Merrion,
Co. Dublin, A94 Y3C1

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A stunning double fronted Kenny-built 1930's home ideally located on this prestigious, family orientated cul-de-sac in the heart of Mount Merrion. 29 Sycamore Road further benefits from a beautiful mature south-west facing rear garden of 37m (120 ft) in length. Properties on this side of the road rarely come to market, making this an exceptional opportunity for those seeking a home in one of South Dublin's most desirable locations.

The property is approached by a wide front garden with pillared entrance to an asphalt driveway providing excellent off-street parking and access to the garage. The remainder of the front garden is laid out in lawn bordered by mature hedging. Internally the accommodation retains its original character and comprises; an entrance hall with guest wc, to the left a bright living/dining room has a bay window overlooking the front and double glazed panel doors leading to a kitchen/breakfast room that overlooks and opens into the stunning southwest facing garden. To the opposite side of the entrance hall is a lounge overlooking the front with double doors opening into a sunroom to the rear. A study completes the accommodation at this level. At first floor level off a wide landing are four well-proportioned bedrooms. The main bedroom has a bay window overlooking the front and ensuite shower room. A separate bathroom and wc complete the internal accommodation. The large attic offers huge potential for conversion should one desire. To the side of the property is a garage with an up and over door to the front and pedestrian door to the rear opening into an enclosed side passage.

Mount Merrion is renowned for its wealth of amenities, with numerous leisure facilities, shops, and some of Dublin's

premier schools and universities all located within walking distance, such as Blackrock College, Mount Anville, St. Andrew's College, Coláiste Eoin & Isogáin, Oatlands College, Loreto Foxrock and UCD. Sycamore Road is within a short walk to Stillorgan village. Blackrock Village Centre & Frascati centre in Blackrock and Dundrum shopping centre are just slightly further afield. The area is surrounded by an abundance of recreational and leisure facilities to include Deerpark in Mount Merrion with playing fields, beautiful walks, tennis club and children's playground on the doorstep and Elm Park Golf & Tennis Club, David Lloyd Riverview, Fitzwilliam Lawn Tennis Club, Donnybrook Lawn Tennis Club and UCD Sports & Fitness Centre also close by. Public transport is excellent with the QBC on the N11 only minutes away with the LUAS and DART station also within reach.

SPECIAL FEATURES

- Situated on this prestigious road in the heart of Mount Merrion
- Sunny southwest facing rear garden measuring 37m (120 ft) in length
- Oil-fired central heating
- Extending to 158sq.m (1,701sq.ft) (excluding garage)
- Convenient to Mount Merrion, Stillorgan, Blackrock & Dundrum
- Enclosed side access through garage
- Surrounded by excellent primary and secondary schools & UCD
- Good public transport links nearby



ACCOMMODATION

Entrance Hall With ceiling coving, understairs storage, alarm, sliding door to cloak storage, door to;
Guest WC Fully tiled, wc, wash hand basin, extractor fan
Living/Dining Room With original solid timber floor, ceiling coving, bay window to the front, feature marble fireplace, inset and hearth, dual glazed panel doors opening into:
Kitchen/Breakfast Room With tiled floor, solid wood wall and base units, display cabinet, saucepan and cutlery drawers, pantry unit, tiled splash backs, four ring electric hob with extractor over, integrated Miele oven, Bosch fridge freezer, one and a half bowl sink unit, Candy dishwasher, Bosch washing machine, window overlooking rear, enclosed fuse box, digital control for heating, door to enclosed side passage, and sliding door to rear garden from the breakfast area
Study With shelved storage and window overlooking rear
Lounge With ceiling coving, tiled fireplace with tiled hearth, wall sconces, window overlooking the front, glazed panels and door opening into;
Sunroom With picture widows and double doors overlooking and opening into the rear garden, dual Velux rooflights, wall sconces
Landing With hatch to attic, window to rear, door to shelved hot press with dual immersion
Bedroom 1 Bay window overlooking the front, excellent range of fitted wardrobes, and shelving; door to;

En-Suite With tiled floor, wc, wash hand basin, shower cubicle, recessed lighting, extractor fan
Bedroom 2 With window overlooking the front, fitted wardrobes with sink and fitted mirror
Bedroom 3 With window overlooking the rear, excellent range of fitted wardrobes, dressing table with fitted mirror
Bedroom 4 With window overlooking the rear, fitted wardrobes
Bathroom With fully tiled walls and floors, bath with shower attachment over, wash hand basin, window overlooking the front, recessed lighting
WC With tiled floor, WC recessed lighting and window to rear

GARDEN

The stunning garden is a real feature of this home with its enviable sunny south-westerly aspect. It measures approx. 37m (120 ft) in length and is laid out with a coble patio bordered by shrubbery and planting with steps to a level lawn. This mature garden has an abundance of mature planting as well as a selection of fruit trees to include apple, pear and plum. To the rear is a wild garden and Barna shed.

BER

BER F, BER No. 118443985
Energy Performance Indicator: 428.13 kWh/m2/yr

