



25 The Sycamore, Elmfield,  
Leopardstown, Dublin 18

 **HUNTERS**  
ESTATE AGENT

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BER B3





# For Sale by Private Treaty

Hunters Estate Agent is delighted to present to market this simply stunning second floor two-bedroom owner occupied apartment extending to approx. 75.4sq.m / 811sq.ft. Benefitting from bright aspect and with a large balcony the property has a wonderful quality of light and generous proportions throughout. This stunning apartment is a tastefully appointed and has the added benefit of designated car parking which is wired for an electric car charger. This apartment will appeal to both owner occupiers and investors alike and offers quality accommodation in a prime Dublin location close to Carrickmines, Stepside, Sandyford Business Park, Dundrum Town Centre, the Luas, UCD and every imaginable convenience.

Upon entering, one is welcomed by a generous hall with storage cupboard and utility/storeroom. The large living/dining area boasts stunning views and is flooded with light and opens to a spacious balcony with wonderful views. Opening off the living area there is a stylish kitchen with built in appliances. There is a fine light filled main bedroom with luxurious ensuite and a second large and bright double bedroom. A sleek, modern main bathroom with bath rounds off the accommodation. The light filled, spacious interiors and the exacting standards of the build and finishes will certainly appeal to a discerning purchaser.

The Sycamore block is located in the sought after Elmfield development just off the Ballyogan Road and is convenient to a host of shops and eateries at the nearby Leopardstown Shopping Centre. The Gallops Luas stop is located opposite the apartment block which allows for convenient access to the city centre, Sandyford Business Park, and the Beacon Hospital, and the M50 and N11 (QBC) allow for travel further afield. There are several excellent primary and secondary schools in the area in addition to multiple creches. There is further easy access to Foxrock, Sandyford, Dundrum, Carrickmines and Stepside.

## SPECIAL FEATURES

- » Exceptional owner occupied two-bedroom apartment.
- » Extending to 75.4sq.ft / 811.6sq.ft
- » Second floor with open vista
- » Excellent B3 energy rating
- » One designated car space no.25
- » Car space wired for Electrical charging point
- » Ensuite and main bathroom
- » Nest smart thermostat
- » Large, sheltered balcony with views to Killiney
- » Self-watering plant pots on balcony
- » High quality oak flooring
- » No rent cap as owner occupied
- » Rationel designed windows and external doors
- » Walking distance to Luas and bus stops
- » Easy access to the M50
- » Walking distance to Shopping centre





# ACCOMMODATION

## ENTRANCE HALL

1.29m x 3.06m (4'2" x 10'0")

Oak flooring, recessed lighting.

## STORAGE CUPBOARD

0.89m x 0.57m (2'11" x 1'10")

Oak flooring, ceiling light.

## UTILITY/ STOREROOM

1.89m x 0.77m (6'2" x 2'6")

Tiled floor, storage shelving, countertop, plumbed for washer/ dryer.

## LIVING/ DINING ROOM

6.50m x 3.70m (21'3" x 12'1")

Oak flooring, recessed lighting, curtain rail, pair of lined curtains, t.v. point, intercom, door to balcony.

## KITCHEN

3.06m x 1.98m (10'0" x 6'5")

Tiled floor, built in wall and floor units, granite countertop and upstand, stainless steel splashback, Whirlpool 70:30 fridge freezer, Tricity Bendix oven, Tricity Bendix Gas four ring hob, Tricity Bendix dish washer, pull out larder drawer, undermounted stainless steel sink, chrome mixer tap with extendable hose, gas boiler.

## INNER HALL

1.62m x 0.97m (5'3" x 3'2")

Oak flooring, recessed lighting.

## MAIN BEDROOM

4.82m x 2.87m (15'9" x 9'4")

Oak flooring, recessed lighting, curtain pole, pair of lined curtains, large built-in wardrobe.

## ENSUITE

1.99m x 1.57m (6'6" x 5'1")

Tiled floor and part tiled walls, corner shower with glass and chrome shower screen, chrome shower mixer, w.c, pedestal sink, mirror, recessed lighting.

## BEDROOM 2

3.73m x 2.97m (12'2" x 9'8")

Oak flooring, large built-in wardrobe, curtain pole, pair of lined curtains, t.v point.

## BATHROOM

2.01m x 2.80m (6'7" x 9'2") (max)

Tiled floor and part tiled walls, w.c, with hidden cistern, sink with chrome mixer tap, bath with chrome and glass bath screen and chrome bath/shower mixer, recessed lighting, mirror, shaving socket.



## BALCONY

2.27m x 5.81m (7'5" x 19'0") (max)

Large, sheltered balcony with wooden decking, glass and steel balustrade, external lighting, plant boxes and views to Killiney.

## BER

Rating: B3

BER No: 100825918

Energy Performance Rating: 146.02 kWh/m2/yr

## VIEWING

Strictly by prior appointment with sole selling agents. Hunters Estate Agent Rathfarnham on 01 493 5410 or email: [rathfarnham@huntersestateagent.ie](mailto:rathfarnham@huntersestateagent.ie).



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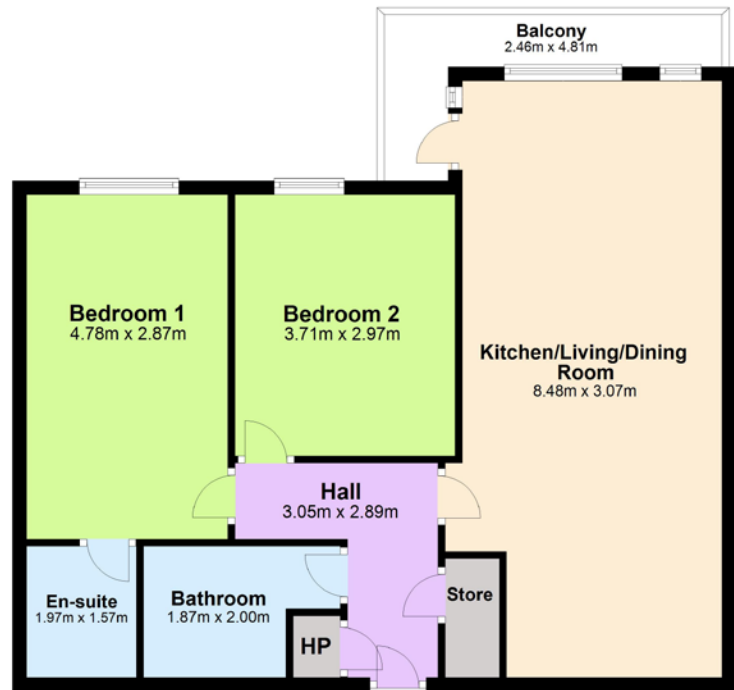
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## Ground Floor



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