

**FEATURES:**

- Excellent Location
- Quiet Cul De Sac
- Double Glazed Windows
- Gas Fired Central Heating



**AMENITIES:**

Only minutes walk to train station, bus stops, shops, family medical centre, playground, crèches, primary and secondary schools, etc. Phoenix Park (incl. Dublin Zoo and Farmleigh), Blanchardstown SC, supermarkets, Castleknock Village and M50 are all less than 10 minutes drive away. The City Centre, Dublin Airport and Heuston Station are also only a short distance.

**Viewing by appointment only contact**

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**PRICE REGION €375,000**

*FOR SALE BY PRIVATE TREATY*

27 Sycamore Drive  
Castleknock  
Dublin 15  
D15 YEK4



Floor Area c. 98 sq.m / 1055 sq.ft

Flynn & Associates are delighted to introduce 27 Sycamore Drive to the market. This exceptional three bedroom semi-detached home comes to the market in turn key condition offering exceptionally spacious accommodation. Incorporating entrance hallway with understairs storage, bright lounge with wonderful proportions, double doors into open plan dining room and spacious



kitchen with newly fitted press units and access to the rear garden. The first floor is ideally laid out with three bedrooms and recently refurbished main bathroom. Also benefitting from quiet surroundings, mature green spaces and a location that is always in high demand. 27 Sycamore Drive is within walking distance to Coolmine Train Station and has easy access to all amenities such as schools, shops, bus stops, Blanchardstown Shopping Centre, Castleknock Hotel, sports clubs and many more. Viewing is highly recommended and is by appointment.



## ACCOMMODATION

### Entrance Hallway

4.3m (14'1"`) x 1.9m (6'3"`)

Laminate wood floor, understairs storage, radiator cover, phone point.

### Lounge

5.5m (18'1"`) x 4.01m (13'2"`)

Laminate wood floor, solid fuel fire with marble surround, coving, tv point, picture window, double doors to kitchen.

### Kitchen / Dining Room

6.01m (19'9"`) x 3.6m (11'10"`)

Range of newly fitted press units, plumbed for washing machine & dishwasher, tv point, recessed lighting, island unit, laminate wood floor, access to rear garden.

### Bedroom 1

4.4m (14'5"`) x 3.8m (12'6"`)

Built in wardrobes, carpet flooring, tv point.

### Bedroom 2

3.8m (12'6"`) x 3.3m (10'10"`)

Carpet flooring, built in wardrobes.

### Bedroom 3

2.5m (8'2"`) x 2.5m (8'2"`)

Carpet flooring.

### Bathroom

2.2m (7'3"`) x 1.7m (5'7"`)

Fully tiled with wc, whb with vanity unit, shower, recessed lighting, heated towel rail.