



16 Sycamore Crescent, The Park,
Cabinteely, Dublin 18.

 **HUNTERS**
ESTATE AGENT

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BER D2

For Sale by Private Treaty

Hunters Estate Agent is delighted to present to the market this bright and spacious three bedroom semi-detached property extending to 78sq.m / 840sq.ft, situated in a quiet cul-de-sac location within The Park development. The property has been extremely well maintained and provides ample living space on the ground floor and well-proportioned light filled accommodation throughout.

This most appealing property is adjacent to both the local Park Shopping Centre enjoying a selection of shops including Tesco Express, dry cleaners, pharmacy, coffee shop, The Park Academy Childcare and the spectacular 90 acres of Cabinteely Park, making it an ideal family home.

There is off street car parking to the front for two cars and a side entrance to a private south westerly facing easily maintained garden to the rear enjoying a large patio perfect for al fresco dining and a gravelled garden planted with a variety of shrubs and plants.

The Park development is located just off the N11 and is within a leisurely stroll of all the amenities of Cabinteely, Cornelscourt and Foxrock Villages, with ample shopping, local eateries, public library, and excellent transport links at hand. The Luas stop at

Carrickmines is within easy access, as is the QBC and the M50. Local schools within very easy access include St Brigid's and Holly Park Girls and Boys national schools, Loreto Foxrock Girls senior school, Clonkeen Boys senior school, with Blackrock College, Sion Hill and UCD a short bus ride away. There are a number of local Montessori schools and creches also close at hand.

SPECIAL FEATURES

- » Liquid Petroleum Central Heating
- » Double glazing throughout
- » Parking for 2 cars to the front
- » Burglar alarm system
- » Most appealing cul-de-sac setting
- » Close proximity to Cabinteely Park, shopping and schools
- » Extending to 78 sq.m (840 sq.ft)



ACCOMMODATION

ENTRANCE HALLWAY

2.15m (7') x 1.66m (5'4")

Telephone point, digital alarm panel.

LIVINGROOM

5.07m (16'7") x 4.08m (13'3")

Marble fireplace with open fire, tv point, ceiling coving, access to understairs storage with gas fired boiler.

KITCHEN/DINING

5.12m (16'8") x 2.95m (9'7")

Range of fitted units, worktop, stainless steel sink unit, tiled splash-back, fitted four ring electric hob, extractor fan over, oven, plumbed for washing machine, dishwasher, provision for fridge freezer, double doors to rear garden.

STAIRCASE TO FIRST FLOOR

LANDING

2.94m (9'7") x 1.84m (6')

Hatch to attic

BEDROOM 1

3.72m (12'2") x 2.75m (9')

Double bedroom, built-in wardrobes, phone point.

BEDROOM 2

3.07m (10') x 3.07m (10')

Double bedroom, built-in wardrobes.

BEDROOM 3

2.79m (9'1") x 2.27m (7'4")

Single bedroom

BATHROOM

1.97m (6'4") X 1.65m (5'4")

Bath with shower attachment over, w.c. , pedestal wash hand basin with fitted mirror and light over, wall cabinet, partly tiled walls.

HOTPRESS

With shelving



OUTSIDE

To the front the property is approached by a driveway bordered by a gravelled garden planted with a variety of shrubs and parking for two cars. The south westerly facing rear garden extends to 11.8m (38'8") long x 8.7m (28'6") wide with a paved patio leading to an easily maintained gravelled garden planted with a variety of shrubs, plants and creepers, a barna shed and a side entrance to the front.

DIRECTIONS

Travelling up Cornelscourt Hill (towards Carrickmines), take the second left hand turn into the Park Development. Travel along Sycamore Drive to the end. Take a left turn onto Sycamore Avenue and then the second left turn into Sycamore Crescent, no. 16 is further down on the left hand side.

BER DETAILS

BER: D2
BER Number: 107377582
Energy performance rating: 286 kWh/m²/yr

VIEWING

Strictly by prior appointment with sole selling agents, Hunters Estate Agent, Foxrock.
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