

# DK

DAPHNE KAYE  
& ASSOCIATES



## 4 SYCAMORE CRESCENT

The Park, Cabinteely, Dublin 18

D18 H7W2

BER C1

## 4 Sycamore Crescent, The Park, Cabinteely, Dublin 18, D18 H7W2



With a great sense of charm and character, **4 Sycamore Crescent** is a contemporary semi-detached 3 Bedroom property situated in a tranquil cul de sac setting in The Park, Cabinteely. Well maintained and presented in excellent condition, the bright interiors flooded with natural light extend to c.80 sq.m (862 sq.ft). The modern accommodation comprises of an Entrance Hall, Guest Cloakroom, Lounge/Living Room, Kitchen/Dining Room, 3 Bedrooms and Family Bathroom. This attractive home is further enhanced by its delightful gardens, best described as a gardener's paradise. This prime family location is second to none and is convenient to local shops and restaurants in Cabinteely, Cornelscourt and Foxrock villages as well as a host of well renowned schools both primary and secondary. Guardian Angels, Holly Park, Carysfort N.S., The French School, Loreto Foxrock and Newpark are all nearby. Sporting facilities include Carrickmines Lawn Tennis and Croquet Club, Carrickmines and Foxrock Golf clubs and Westwood at Leopardstown. The property is also within easy access of the N11, M50 and local bus corridors.

### ACCOMMODATION

#### ENTRANCE HALL

Welcoming Entrance Hall with an attractive triple glazed front door. Dark wood Walnut style flooring. Illuminated under stairs storage.

### SPECIAL FEATURES

- Bright and spacious interiors of 80 sq.m (862 sq.ft).
- Recessed lighting.
- Double glazing.
- Gas fired central heating.
- Attic with Stira stairs, suitable for storage.
- Tranquil cul de sac setting in a prime family location.
- Delightful gardens boasting an abundance of specimen plants and shrubs.
- Envious sunny and private aspect.
- Off street front of house car parking.
- Superb family location close to local shops, schools and convenient to the N11 (46A), M50 and the Luas.
- Newly plumbed, rewired and insulated.



**GUEST CLOAKROOM**

Contemporary white suite incorporating wc, whb and wall mirror. Dark wood Walnut style flooring.

**LOUNGE**

5 x 3.30m With feature bay window, marble fireplace and hearth fitted with gas coal effect fire. Large wall mirror. Dark wood Walnut Style flooring. Recessed lighting. Sliding pocket doors to:

**KITCHEN/DINING ROOM**

5.7m x 3m Contemporary high gloss fitted units with excellent illuminated worktop areas with tiling surround incorporating integrated fridge and integrated freezer, built in double eye level oven and microwave, 4 ring ceramic hob, stainless steel extractor fan, integrated dishwasher, stainless steel double sink and integrated washing machine. Dark wood Walnut style flooring. Recessed lighting. French doors to terrace and gardens.

Stairs with attractive Walnut handrail to:

**LANDING**

Hot Press.

**BEDROOM 1**

4.35m x 2.90m Bedroom with built in illuminated contemporary high gloss double wardrobes. Wall mounted TV.

**BEDROOM 2**

3.50m x 2.80m Bedroom with built in illuminated contemporary high gloss double wardrobes. Views to Killiney Hill and Howth.

**BEDROOM 3**

2.80m x 1.93m

**FAMILY BATHROOM**

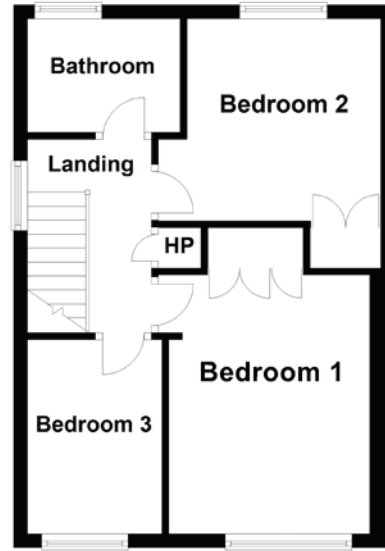
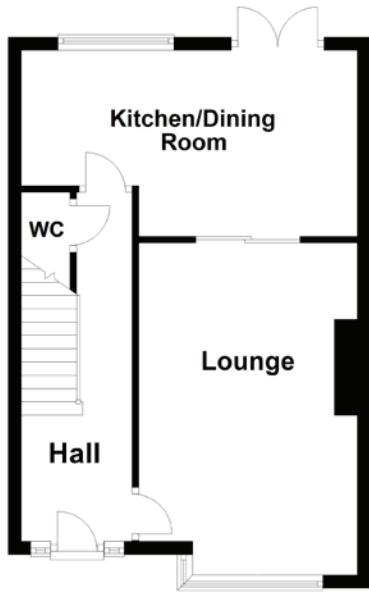
2.20m x 1.60m White contemporary suite incorporating bath with fitted Rainfall power shower, wc, whb in vanity unit, illuminated wall mirror and wall mounted heated towel rail. Tiled walls and floor

**OUTSIDE**

To the front, there is off street front of house car parking. The traditional front garden features an herbaceous bed to one side, planted with a host of ornamental plants that create the perfect backdrop to three specimen and rare deciduous Acers.

The gated side entrance to rear garden. Tranquil terrace bordered by flowering beds and bamboo. Gentle steps lead to a patio area that enjoys an enviable all day sunny aspect edged by mature trees and plants as well as a water feature. Additionally, there are two timber sheds plumbed with hot and cold water and electricity.

FLOOR PLANS



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