

# Hamptons

INTERNATIONAL



**34 Sycamore Road, Mount Merrion, Co. Dublin, A94N2Y3**

5  3  2 

GUIDE PRICE



**£1,080,000**

**(€1,245,000)**

## Property details



### Attributes

-  Private parking
-  Garden

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## Description

5 bedroom house for sale This fine 'Kenny' built semi detached family home is ideally positioned on the cul de sac of Sycamore Road and enjoys a large rear garden and backs onto similarly large gardens on Greygates. With no through traffic and on a very wide road, the property benefits from a private aspect to the front with good off and on street car parking. The accommodation of approx. 200sqm has been well cared for over and in the same family for decades. Overall the accommodation briefly comprises: Entrance hallway, living room, dining room, breakfast room, family room, playroom, office, utility, guest cloaks, downstairs showerroom, kitchen, landing, five bedroom and a showerroom. Sycamore Road is a highly convenient and sought after location in Mount Merrion within a short stroll of neighbourhood shops which are a convenience for residents. There is a strong sense of a vibrant local community with an active residents association and Sycamore Road is within the Parish of St. Thérèse and, as a result, within the catchment area for applicants to some schools nearby. The property is also within an easy commute of many other local schools including Sion Hill, Mount Anville Primary and Secondary, Colaiste Eoin and Scoil Iosagain, Blackrock College, St. Andrews, St. Michael's College and Oatlands College to name a few and many of which are in walking distance. There are many sporting and leisure facilities with Deer Park on the doorstep and UCD campus is within a short stroll. The Community Centre is close by and the property is also within a short walk of the quality bus corridor on the N11 and the Aircoach with local shopping centers in Stillorgan, Dundrum and Blackrock. John Kenny as a builder is a name synonymous with Mount Merrion together with John Du Moulin. Between them they were involved in the building of most of the homes around Mount Merrion and in 1952, John du Moulin secured the contract to build the Church of St Therese which is very close by. Hall 3m x 3m With accommodation off and stairs to first floor level. Understairs storage. Living Room 4m x 2.9m Front facing formal reception room with fireplace and Bay window. Breakfast Room 4.15m x 3.45m With fireplace and coving to ceiling. Dining Room 4.5m x 2.65m With kitchen and playroom off. Playroom 6.4m x 2.25m Front facing playroom. Downstairs Showerroom 2.3m x 2.15m Walk-in shower, toilet and wash hand basin. Kitchen 5.35m x 2.45m With floor and eye level High Gloss fitted units. Oven. Utility Room 2.65m x 1.5m With door to rear garden. Cloaks 1.3m x 1m Toilet and wash hand basin. Office 1.9m x 1.9m Ideal storeroom or office. Family Room 5.65m x 4.1m Very large extended area comprising timber floors, vaulted ceilings with 4 Velux roof windows and French doors leading to the rear garden. Landing 8.3m x 1.9m Bedroom 1 4m x 3.8m Front facing double bedroom with Bay window and fitted wardrobes. Bathroom 1.7m x 1.7m Bath and wash hand basin. Separate wc. Bedroom 2 3.5m x 3m Rear facing double bedroom. Bedroom 3 4m x 3.5m Rear facing double bedroom with extensive fitted wardrobes. Bedroom 4 3.4m x 3.25m Rear facing double bedroom. Bedroom 5 2.9m x 2.3m Front facing single bedroom. Shower Room 2.4m x 1.3m Shower, toilet and wash hand basin. Outside Classic Mount Merrion pillared entrance opening to a driveway providing off street parking and surrounded by plants and shrubs. The rear garden is walled and fenced in, comprises extensive lawns, a paved patio area together with borders of plants, trees and shrubs.













# Floor plan

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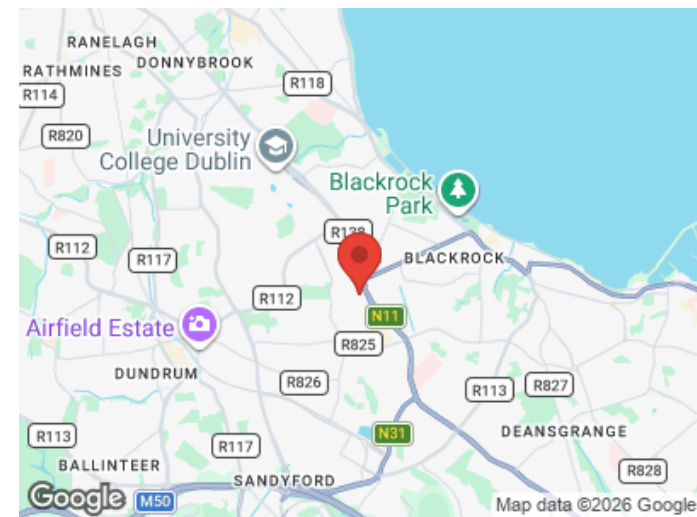
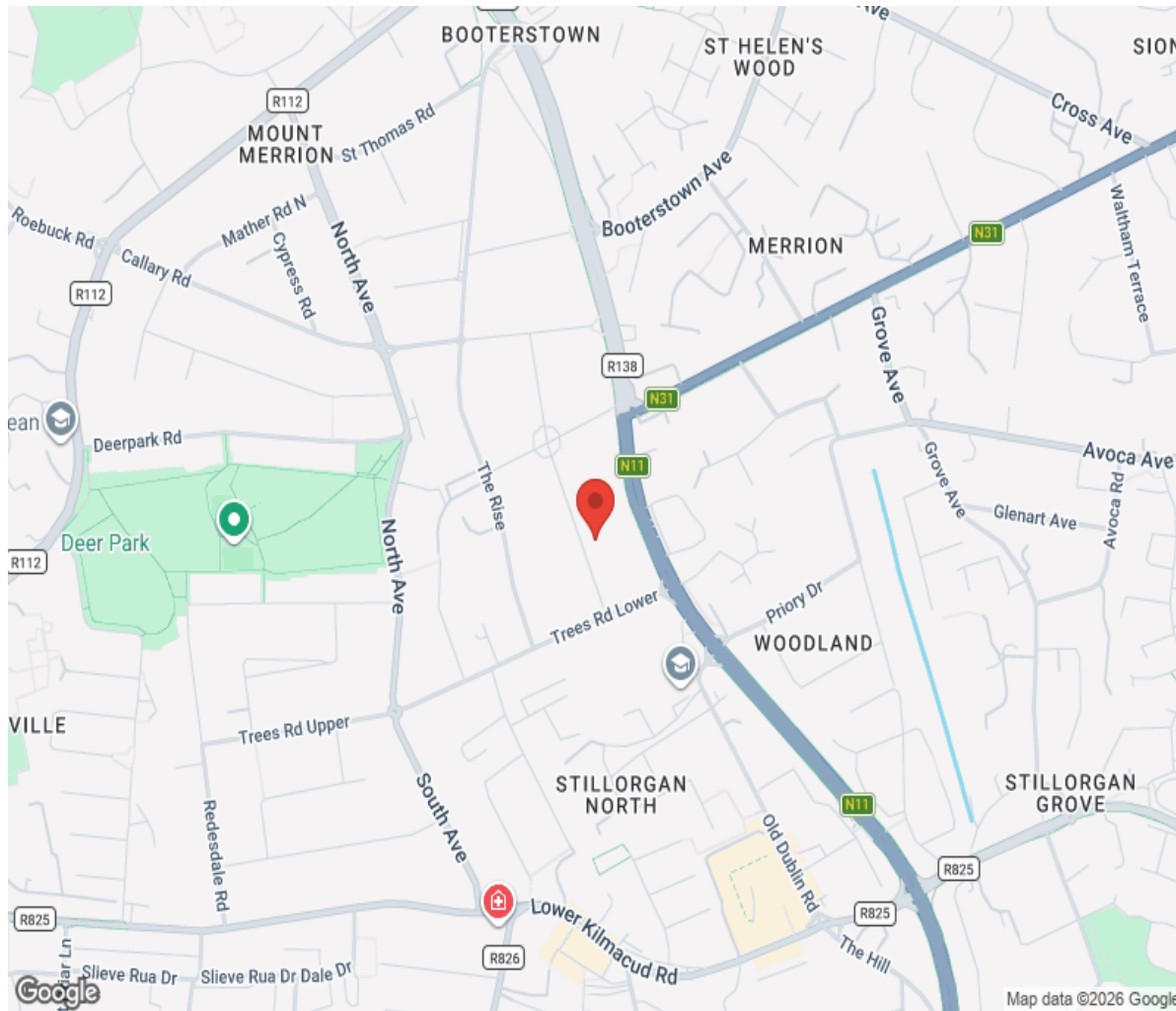
FLOOR 1



FLOOR 2



# Location



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