

# 16 SYCAMORE ROAD

*Mount Merrion, Co. Dublin*

**FOR SALE**



BER D2







# 16 SYCAMORE ROAD

*An instantly appealing bay fronted 4 bedroom semi-detached Kenny built home located on one of Mount Merrion's finest roads.*

Mount Merrion was one of the earliest suburbs to be constructed in South County Dublin. During the mid 1930's John Kenny, a builder from Limerick, started construction on the Mount Merrion Estate. Kenny designed the development to incorporate wide roads, white capped red brick walls in order to give the "Garden City" estate its renowned sense of space.

No 16 is a prime example of this school of thought, being a most attractive home that has been lovingly cared for by the current owners and provides the perfect balance between living and bedroom accommodation which extends to approx. 148 sq. m / 1,600 sq. ft. It will undoubtedly appeal to those seeking a home that not only caters for their growing family's needs but also has the added benefit of having tremendous scope to extend over the garage or out into the garden (subject to Planning Permission) should the need arise.









# ACCOMMODATION



A recessed entrance porch leads to the front door which opens into a welcoming entrance hall bathed in natural light. To the left of the hall is a delightful dual aspect drawing room with attractive views over the rear garden and an open fireplace with marble surround. To the rear of the hall is a cloakroom. On the right of the hall is a dining room with feature bay window opening into the kitchen. The kitchen is fitted with timber floor and wall mounted units and a centre island complemented with granite worktops. Off the kitchen is a lobby area providing access to the garage, guest wc, garden and the family room with pitched ceiling.





# ACCOMMODATION

Upstairs, are four double bedrooms, all with fitted wardrobes. There is a modern family bathroom and the benefit of an additional WC. A pull down ladder provides access to the attic.





# GARDENS & LOCATION

No 16 is set well back from Sycamore Road with off street parking for multiple cars to the front of the property and there is a good sized garage. The garden to the rear is truly a gardener's paradise. The large garden is mainly laid out in lawn with well stocked herbaceous and flower borders providing a riot of colour throughout the seasons. There are two Indian Sandstone patio areas from where summer barbecues or watching the children at play can be enjoyed throughout the day.

Sycamore Road is a charming cul-de-sac location in the heart of Mount Merrion. There are excellent local amenities to include Deerpark with its 34 acres of attractive woodland walks, childrens' playground and tennis courts, also closeby are neighbourhood shops on The Rise. For more extensive shopping facilities Stillorgan, Blackrock and Dundrum shopping centres are a short drive away.

There is an excellent selection of primary and secondary schools in close proximity such as Willow Park, Blackrock College, Mount Anville, Scoil San Treasa, Coláiste Eoin & Íosgáin and St Andrews College to name but a few. For third level education or indeed recreational facilities UCD Campus is within walking distance. The QBC and the N11 provide swift and easy access to the City Centre.



## FEATURES

- Kenny Built Home circa mid 1930's
- Pristine condition
- Timber double glazed windows
- Driveway with off street parking
- Cul-de-sac on one of Mount Merrion's finest roads
- Large rear garden with scope to extend subject to P.P.

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# FLOOR PLANS

**BER:** D2 **BER Number:** 110906369

**kWh/m<sup>2</sup>/yr:** 271.57

**Approx. Size:** 148 sq.m. / 1,600 sq. ft. (excl. garage)

**Viewings:** By Appointment / Virtual Viewing

## THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

## CONTACT



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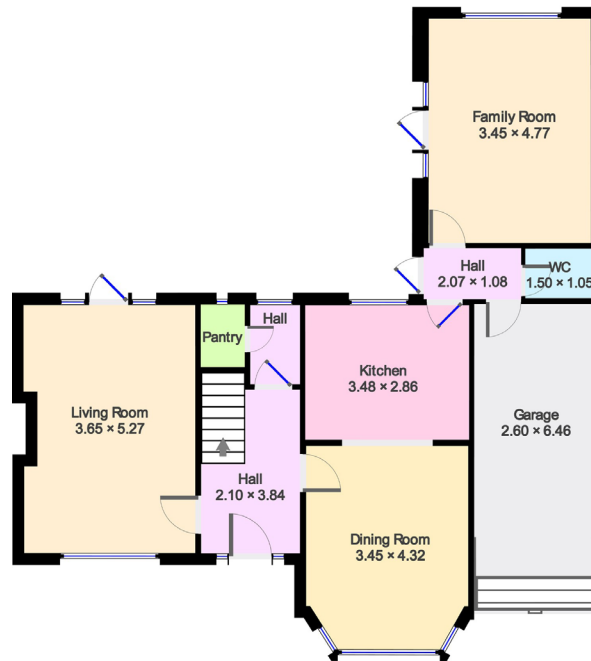


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### ▼ Ground Floor



### ▼ 1st Floor



### NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such.

These plans are for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to this important notice.



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[KnightFrank.ie](https://www.knightfrank.ie)

PSRA Registration Number:  
001880

Subject to Contract/ Contract  
Denied/ Without Prejudice

## CONDITIONS TO BE NOTED

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