

BER B3



21 Sycamore Road
Mount Merrion, Co. Dublin

Lisney | Sotheby's
INTERNATIONAL REALTY



21 Sycamore Road, Mount Merrion, Co. Dublin

Features

- Extended and remodelled Kenny built family home.
- Quietly positioned on one of Mount Merrion's most sought after roads.
- Private, south-west facing rear garden. (approx. 29sqm. / 95sqft.).
- Two storey extension providing impressive open plan living/kitchen/dining room and two en-suite double bedrooms.
- Sun tarp Indian Sandstone patio.
- Substantial garden room with electricity.
- Gas fired central heating.
- Floor Area: Approx. 249 sqm. / 2,680sq.ft. (including converted attic)

A unique opportunity to acquire a remodelled & extended Kenny built family home benefitting from a south-west facing rear garden (approx. 29m./ 95ft.) ideally located in one of South County Dublin's most sought-after roads.

No. 21 is a most appealing bay windowed family home benefitting from a two-storey rear extension providing an impressive open plan kitchen/living/dining room and two double en-suite bedrooms. The accommodation is further complimented by a living room, family room, guest shower room, utility room, two further bedrooms, bathroom and a very well converted attic.

Sycamore Road is a highly sought after quiet and mature road within easy walk of neighbourhood shops on The Rise which are a focal point for Mount Merrion. There is also a vibrant Community Centre with churches, sporting facilities, UCD campus at Bellfield and an excellent selection of some of the counties best known schools close by. The property is also within a short walk to QBC and N11 and major shopping centres in Blackrock and Stillorgan. The DART Station in Booterstown is also easily accessible.







Accommodation

Reception Hall: 2.55m x 4.5m (8'4" x 14'9") tiled floor, understairs storage, door to

Shower Room: comprising shower, WHB, WC, tiled floor and part tiled walls, chrome heated towel rail.

Sitting Room: 4.1m x 4.25m (13'5" x 13'11") with bay window

Family Room: 3.5m x 3.9m (11'6" x 12'10") concertina glazed panelled doors leading to a very impressive

Living/Kitchen/Dining Room: 7.4m x 6.65m (24'3" x 21'10") the kitchen is fitted with an extensive range of presses, cupboards, drawers, worktop, siemens electric hob, extractor hood over, integrated double ovens, microwave steam oven, space for American style fridge with wine rack above, Quooker hot tap, centre island unit with one and a half bowl under counter sink unit and a dishwasher, breakfast bar, tiled floor, double sets of French doors leading to the fantastic rear garden

Utility Room: 2.1m x 4.35m (6'11" x 14'3") tiled floor, presses, drawers, worktop, 1 bowl stainless steel sink drainer unit and integrated oven and four ring gas hob, plumbing for a washing machine. Doors to front and rear gardens.

First Floor

Bedroom 3: 4.15m x 4.35m (13'7" x 14'3") includes good range of built in wardrobes.

Bedroom 2: 3.75m x 3.6m (12'4" x 11'10") picture windows overlooking the rear garden, arch through to a

Dressing Room: 3.5m x 2m (11'6" x 6'7") Includes built in wardrobes and door into

En-Suite:Comprising corner quadrant shower, Semi-Pedestal WHB, tiled floor, part-tiled walls, chrome heated towel rail

Main Bedroom: 4.65m x 3.6m (15'3" x 11'10") dressing area which is shelved. Door to

En-Suite: comprising step in tiled shower, glass WHB with WC, tiled floor, part-tiled walls, chrome heated towel rail

Bedroom 4: 2.1m x 4.05m (6'11" x 13'3") with access to attic.

Landing: Door to

Bathroom: comprises bath with shower above, vanity WHB, WC, tiled floor, chrome heated towel rail.

Attic Room: 4.5m x 4m (14'9" x 13'1") well converted attic room with three Velux roof lights

BER Information

BER: B3. BER No: 118421502.

EPI: 145.53 kWh/m²/yr.

Eircode

A94 T9X5



Outside

The front garden is fenced and hedged, largely laid out in gravel providing excellent off-street parking, boarded by flower beds with bushes and shrubs.

The southwest facing rear garden (approx. 28m. / 92ft.) is a particular selling feature of this impressive family home. With large Indian sandstone patio taking full advantage of the sunny aspect. The main lawn is walled, bordered by flower beds with mature shrubs and bushes.

Garden Room: 6m x 4.2m (19'8" x 13'11") provides potential for home office or gym. With electricity supply.



OFFICES

103 Upper Leeson Street,
Ballsbridge, Dublin 4,
D04 TN84.
T: 01 662 4511
E: ballsbridge@lisneysir.com

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

29 Dunville Avenue,
Ranelagh, Dublin 6,
D06 K283.
T: 01 662 4511

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42
T: 01 638 2700

1 South Mall,
Cork, T12 CCN3
T: 021 427 8500



lisneysir.com

FLOOR PLANS Not to scale - for identification purpose only.

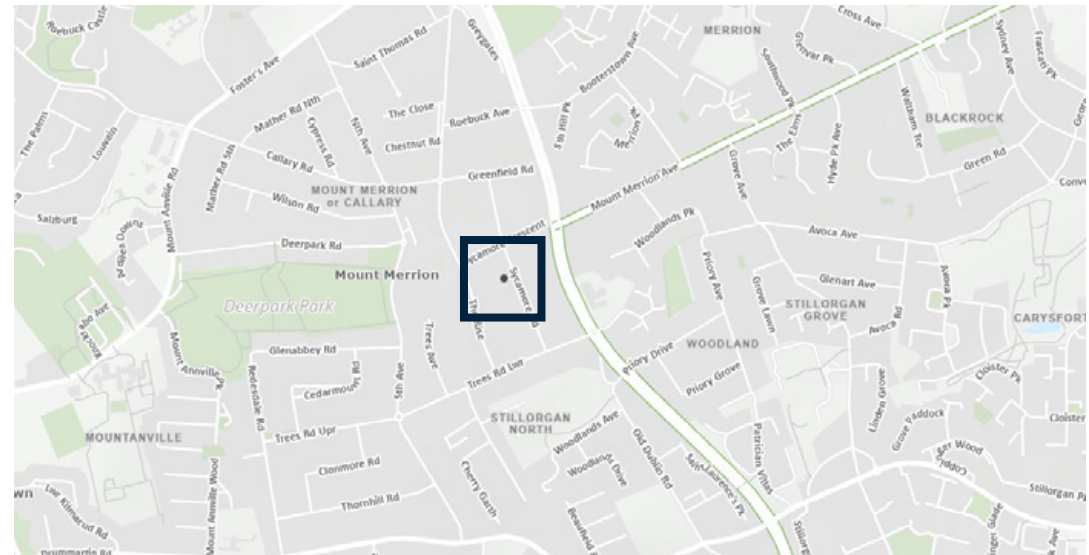
Ground Floor



First Floor



Second Floor



Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney Sotheby's International Realty, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney Sotheby's International Realty as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney Sotheby's International Realty. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848.



© 2022 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. All offerings are subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Equal Housing Opportunity.

Lisney | Sotheby's
INTERNATIONAL REALTY