

# DUFFY

## AUCTIONEERS

VALUERS, SALES & LETTING AGENT  
MIPAV, PSRA Lic. No. 001325

For Sale By Private Treaty

**Sycamore Lodge**  
**Piercetown**  
**Dunboyne**  
**Co Meath**



Welcome to Sycamore Lodge a truly magnificent and very fine detached family home superbly located in this highly desirable location off the N3 and just a short drive to pace train station. Presented in walk in condition and finished to an exceptionally high standard throughout Sycamore Lodge enjoys spacious rooms benefitting from plenty of natural light, surrounded by landscaped, manicured and secluded gardens that you approach through electronic gates providing privacy and seclusion. On entering the property, one is immediately struck by the architect designed double height entrance hallway with sweeping staircase and guest cloakroom. The bright and spacious accommodation of C.2680 Sq. ft has been wonderfully decorated with taste and flair throughout and boasts an array of special features to include, a home office - now a very important feature with the recent demand for an option to work from home, hardwood Floors in all reception areas, four stunning reception rooms, two with feature fireplaces, a newly fitted designer kitchen/living room with wooden floor and Quartz worktop, Porcelain tiling in the bathrooms and feature lighting in all rooms. The upstairs accommodation is exceptional boasting four double bedrooms with master en-suite and a family bathroom. Outside the property is further enhanced by a detached double garage with loft currently used as a gymnasium and a secure garden with an impressive collection of plants and hedging.

This property has to be seen to be fully appreciated and is sure to appeal to a wide audience. Viewing is highly recommended

**A.M.V. €699,000**

Main Street, Blanchardstown, Dublin 15 Tel: 01 8237087 Fax: 01 8237088 E-Mail:sales@duffyauctioneers.ie

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## Features

Spectacular four/five bed detached residence on 0.5 acre.  
Secure electric gated access with sweeping driveway  
In Showroom Condition with many extras included in sale.  
Separate detached garage suitable for home office or workshop

Large home office that could be used as a fifth bedroom.  
Impressive double height entrance hall with gallery landing.  
Stunning living room with feature fireplace and wooden floor.

Four reception rooms two with feature fireplaces.  
Superb lounge with tiled floor and bespoke built in entertainment unit.

Dining room with wooden floor and feature fireplace  
Stunning designer fitted kitchen/Livingroom with wooden floor and quartz worktop.

Separate fully fitted utility room with double sink and floor to ceiling storage.

Four double bedrooms all with fitted wardrobe and carpet floor.

## Entrance Hall

Entrance Hallway (4.93m x 3.25m)  
With hardwood flooring alarm and control panel.

Guest Toilet/Cloakroom (1.92m x 1.52m)  
With w.c, and w.h.b.

## Living Room

Living Room (5.56m x 3.50m)  
Stunning living room with feature fireplace and wooden floor.  
Double doors to lounge/play room.

## Dining Room

Dining room (4.76m x 3.79m)  
Bright light filled room with wooden flooring and feature fireplace, double doors lead to the impressive kitchen/living room

## Kitchen

Kitchen/ Living room (6.70m x 7m)  
Fully fitted Designer kitchen with ample wall and floor units.  
Wooden floor by Balterio with quartz worktop.  
The kitchen is very well equipped and with an impressive range of integrated appliances including Neff, Siemens and Liebherr.

## Lounge

Lounge/Play room. (5.32m x 3.68m)  
Superb light filled room with tiled floor bespoke built in entertainment unit and patio doors to patio area.

## Utility Room

Utility room. (4.68m x 2.14m)  
The large utility room off the kitchen has matching floor to ceiling units with wooden worktop and sink.  
Door to side garden.

## Outside Features

Exterior.  
Stunning private patio with sandstone finish.

Double garage (6.67m x 6.59m)  
Detached double garage with up and over door.

Loft (6.72m x 4.78m)  
Excellent room suitable for many uses. Currently used as a gymnasium.





### Bedroom 1

Master Bedroom. (4.95m x 3.76m)  
Large double bedroom with fitted wardrobes with carpet floor.

### Ensuite

En-Suite. (2.m x 1.60m)  
En-suite with tiled floor with shower cubicle, w.c and w.h.b.

### Bedroom 2

Bedroom 2. (4.36m x 3.79m)  
Superb double bedroom with built in wardrobes and carpet floor.

### Bedroom 3

Bedroom 3. (4.m x 3.89m)  
Large double bedroom with carpet floor and fully fitted wardrobes.

### Bedroom 4

Bedroom 4. (4.79m x 3.40m)  
Double bedroom with built in wardrobes and carpet floor.

### Bedroom 5

Home Office/ Bed 5. (3.67m x 2.75m)  
Bright spacious room with wooden floor.  
Could be used as fifth bedroom.

### Bathroom

Family Bathroom. (3.37m x 2.95m)  
Fully fitted bathroom with tiled floor and walls. Bath with shower over,  
Separate shower cubicle, w.c and w.h.b.





While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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