

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

10 Sycamore Lawn
Castleknock
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market 10 Sycamore Lawn, an exceptional family residence enjoying a lovely position, tucked away on this quiet and mature road just off Carpenterstown Road and only a five minute stroll from Coolmine station. This is a superbly located and well positioned three bed semi-detached home C 861 Sq. Ft , located in a wonderful area within walking distance of Coolmine station and St Thomas the Apostle School. An excellent opportunity to acquire this beautifully presented property that has been meticulously maintained by its present house-proud owners offering a turnkey home to any discerning purchaser.

Accommodation briefly comprises entrance hallway with carpet floor and under stairs storage, a wonderful living room with feature fireplace and wooden floor and a large kitchen/dining room with ample wall and floor units and a patio door to the west facing back garden. The upstairs accommodation is exceptional boasting three large bedrooms with built in wardrobes and a fully tiled family bathroom with bath and shower over. The front driveway has off road parking. The west facing rear garden is an excellent size with shed. Viewing is highly recommended

A.M.V. €385,000

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

DISCLAIMER: All details are published for guidance purposes only, and are thought to be correct. Their accuracy cannot be guaranteed and they do not form part of any contract. None of the details contained in the document as to the property is to be relied on as statement of fact. All maps and drawings are for identification purposes only and are not to scale. 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. PSRA no. 001325. M.I.P.A.V.

Features

Superb three bed family home.
Excellent location on mature tree cul de sac.
Wonderful west facing rear garden.
Three large bedrooms with fitted wardrobes.
Wonderful living room with wooden floor and feature fireplace.
Bright and spacious kitchen/dining room with wooden floor.
All appliances included in sale
Gas fired central heating.
Double-glazed windows.
Many extras included in sale.
Excellent off street parking.
Prime residential location within walking distance of coolmine station.

Entrance Hall

4.86m x 1.68m

With carpet floor, under stairs storage.



Living Room

5.19m x 3.37m

Large living room with wooden floor and feature fireplace.

Dining Room

With tiled floor and patio doors to west facing garden.

Kitchen

5.22m x 2.96m

Beautiful fitted kitchen with ample wall and floor units and tiled floor.

Stunning dining area with tiled floor and patio doors to the west facing back garden.



Outside Features

Mature tree lined cul de sac.

Bedroom 1

3.74m x 3.21m

Large spacious double bedroom room with fitted wardrobes and carpet floor

Bedroom 2

3.21m x 3.12m

Double bedroom with built in wardrobes and carpet floor.

Bedroom 3

2.80m x 2.34m

Single bedroom with carpet floor.

Bathroom

1.90m x 1.82m

Family bathroom comprising of bath with shower over. Fully tiled walls.



