



10A Sycamore Close, The Park, Cabinteely,  
Dublin 18. D18P025

Beirne  
& Wise



10A Sycamore Close is a newly decorated, semi detached family home (approximately 86sqm) which comes to the letting market in pristine condition. The accommodation briefly comprises of a bright and airy entrance hallway leading into both the kitchen to the left and the living area to the rear. The kitchen features a glass door and glass panel window looking into the living /dining room. This bright and spacious area has French doors and full-length windows overlook the rear patio area and mature garden. There is also a guest WC at this level. Upstairs there are three bedrooms, one with ensuite and a family bathroom.

The property is approached via a shared driveway with off-street parking. The gated side passage leads to the very private side and back garden, laid out with a decked patio and a lawn with mature trees. There is also a garden shed.

The villages of Cabinteely, Foxrock and Cornelscourt are all within a leisurely stroll and offer a fine selection of eateries, boutiques and specialist shops. Tesco at The Park and Dunnes Stores at Cornelscourt offer a wider range of shopping options. Carrickmines Retail Park and Dundrum Town Centre are a short drive away.

Sycamore Close is also adjacent to Cabinteely Park which offers woodland walks, a large playground, sports playing fields and a coffee shop alongside the historic Cabinteely House. Carrickmines Lawn Tennis Club, Leopardstown Race Course, Foxrock Golf Club and Westwood fitness centre are all within very easy reach. There are several local GAA, soccer, rugby and hockey clubs nearby. Marine pursuits are available at nearby Dun Laoghaire Harbour. The Park development also benefits from excellent transport links, including the LUAS at Carrickmines, N11 (QBC – routes 145, 84, 84X and 63) and M50 (Exit 13).

## Features

- 3 Bed House 82 Sq M
- Off Street Parking
- Large rear garden
- Adjacent Cabinteely Park & Playground
- Close to Cabinteely and Foxrock Villages
- Side Access
- Gas Fired Central Heating
- Quiet cul-de sac location
- Close to Shops and Schools
- Close to Bus Routes and LUAS



## Accommodation

### HALL

With tiled floor.

### GUEST W.C.

### KITCHEN

2.86m x 4.10m

Wall and floor cupboards with appliances to include oven & hob, fridge/ freezer, washer/dryer and a dishwasher.

### LIVING/DINING ROOM

5m x 4.60m

Large light filled room running the full width of the house. patio doors to rear garden

### FIRST FLOOR LANDING

Hot Press cupboard.



**BEDROOM 1**  
2.88m x 3.18m  
Double bedroom with built in wardrobes.

**ENSUITE**  
Complete with W.C., wash hand basin and step in shower cubicle.

**BEDROOM 2**  
3.42m x 2.85m  
Double bedroom to the front.

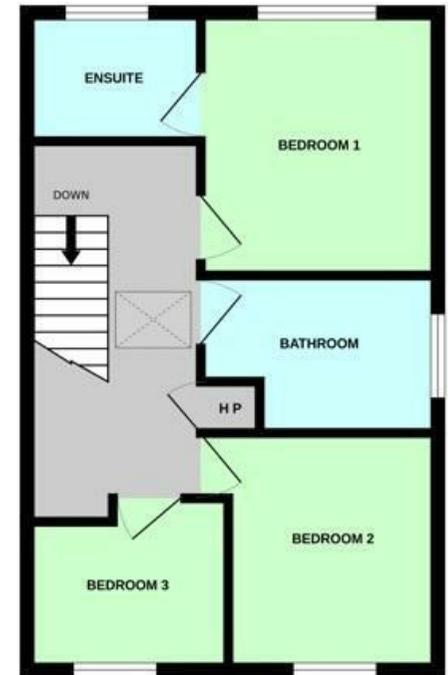
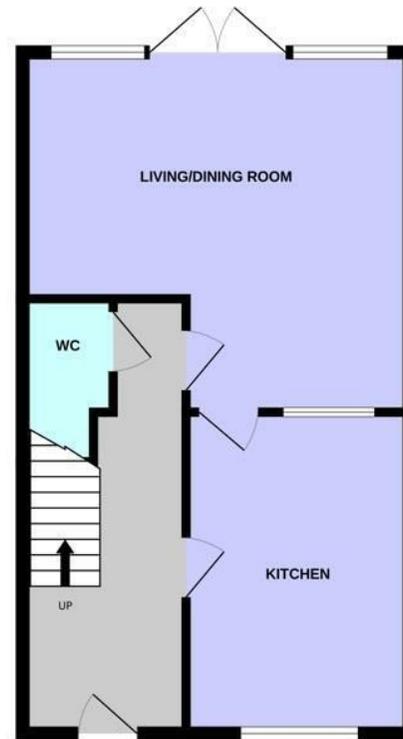
**BEDROOM 3**  
2.46m x 2.15m  
Single bedroom to the front.

**BATHROOM**  
Stylish bathroom with contemporary fittings.

**OUTSIDE**  
Off street parking to the front. Pedestrian side gate to the rear garden.

**B E R**  
Ber No. 104581426





12a Carysfort Avenue, Blackrock, Dublin,  
t: 01 2880900  
e: [info@beirnewise.ie](mailto:info@beirnewise.ie)  
[www.beirnewise.ie](http://www.beirnewise.ie)

Beirne  
& Wise

PSRA Licence No. 001293. These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.