

For Sale by Private Treaty

Asking Price €795,000

Sherry
FitzGerald



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Negotiator

Sherry FitzGerald
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Viewing By Appointment

Sherry
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Mortgages

Mortgage Advice

For free independent advice on mortgages
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Conditions to be noted:

- 1 These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
 - 2 The vendor does not make or give, is the Agent(s) or its staff authorised to make or give any representation or warranty in respect of this property.
 - 3 All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them.
 - 4 In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.
 - 5 The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.
- Auctioneers Licence Number SO756A



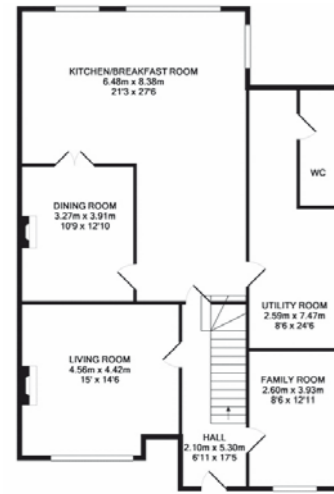
**3 Wyckham Park
Dundrum
Dublin 14**

www.sherryfitz.ie

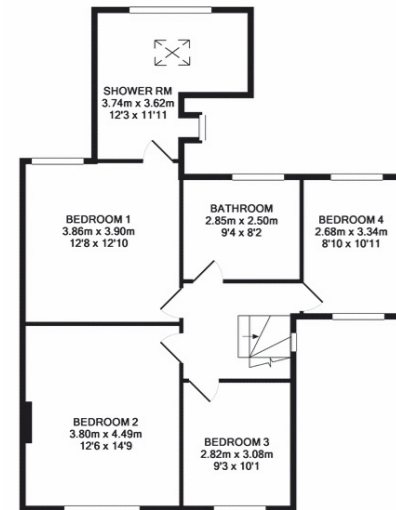
STYLISH EXTENDED FAMILY HOME

PROPERTY DETAILS

Layout of Ground Floor



Layout of First Floor



Sherry Fitzgerald is delighted to present No.3 Wyckham Park a truly stunning 4 bed semi detached property offering the ultimate in terms of contemporary design, spacious accommodation and location tucked away off main Ballinteer Road a short stroll from the hustle and bustle of Dundrum Village.

Internally no stone has been left unturned with an interior that boasts style, flair and originality incorporating hall, large living room, family room, dining room, state of the art modern kitchen / breakfast room and utility. The second floor does not fail to impress with four double bedrooms, large ensuite and family bathroom. The jewel in the crown is the delightful private West facing rear garden, which provides a haven for any family to enjoy.

Situated close to Dundrum, Ballinteer, and Rathfarnham, an abundance of amenities are located within a short stroll including Marlay Park, churches, local shops, Superquinn S.C., Scoil Naithi, and Wesley College. Dundrum Town Centre, Nutgrove S.C. and The Beacon Court Hotel are also close at hand. The main transport links include numerous bus routes, the M50 and choice of LUAS stops at Dundrum or Balally.

Special Features

- Large private rear garden
- German designed extension with larch cladding
- State of the art German kitchen with sile stone counter top and "Siemens" integrated appliances.
- Double glazed windows
- Solid wood flooring
- Marble tiling
- Gas fire central heating
- Large reception space
- Light filled interior with floor to ceiling windows and numerous roof light wells
- Stunning bathroom and ensuite with rain showers, stand alone bath and high end sinks and tiling
- Four bedrooms
- Cobble locked drive
- Rooms wired for surround sound
- Alarm

Accommodation Floor Area 2200 sq ft approx 204 sqm

Hall: With solid wood flooring, downlighters and access to all living areas.

Family Room: With solid wood flooring and views to the front.

Living Room: Large light filled reception room with, cornicing, cream sand blasted granite fireplace incorporating stone effect gas fire.

Dining Room: Accessed via the kitchen or breakfast room this delightful room has a cosy feel with cream sand blasted granite fireplace incorporating a coal effect gas fire. French doors to:

Kitchen / Breakfast Room: State of the art modern German kitchen with white high gloss units, granite counter top, integrated "Siemens" appliances to include oven, gas hob, coffee machine and fridge freezer. Breakfast room has German windows including full wall of floor to ceiling glazed sliding doors providing wonderful views of the open decked area and private rear garden.

Utility Room: With tiled floor, sink, fitted presses, boiler room, and plumbed for washing machine. Solid timber back door to garden.

Guest W.C.: With w.c. and window.

Landing: With attic access via pull down stairs.

Bedroom 1: View over garden. Cream carpet.

Ensuite: With porcelain tiled floor, wall mounted w.c., w.h.b. and impressive double sized tray, pumped rain shower. A ceiling light well runs the full length of the en-suite. Wall to wall strip windows provide views over the Dublin mountains.

Bedroom 2: Large double room with cream carpets.

Bedroom 3: Double room with cream carpets.

Bedroom 4: Double room with dual aspect orientation.

Bathroom: Impressive bathroom suite with stand alone bath, marble tiled floor and walls, modern design marble w.h.b. w.c. and impressive pump rain shower with marble tray.



Garden

To the front the garden is fully cobble locked with parking for several cars measuring L30 ft x W30ft approx. Side access leads to a private west facing rear garden measuring L45ft x W33ft approx, part paved, and a spacious raised decked area, ideal for outside dining or simply relaxing while soaking up the evening sun.

Services

- Broadband.
- G.F.C.H.
- Telephone.
- Cable T.V.
- Kitchen, Bathroom, Bedrooms wired for surround sound.