



# SHANGANAGH DRIVE

Shanganagh Drive is a bespoke development of four spacious 4 bed semi-detached houses in a tranquil setting just off Shanganagh Road within walking distance of the coast. The development is a within a fifteen minute walk of Shankill Village and Shankill DART station.

### MODERN DESIGN WITH SUPERIOR SPECIFICATION

The design incorporates well proportioned rooms and excellent finishes through-out. Not only will each home be designed to provide light filled accommodation, each house will benefit from private south facing rear gardens with cobble lock driveways to the front and the development benefits from a large green open space to the front of c. 350 sq.m.

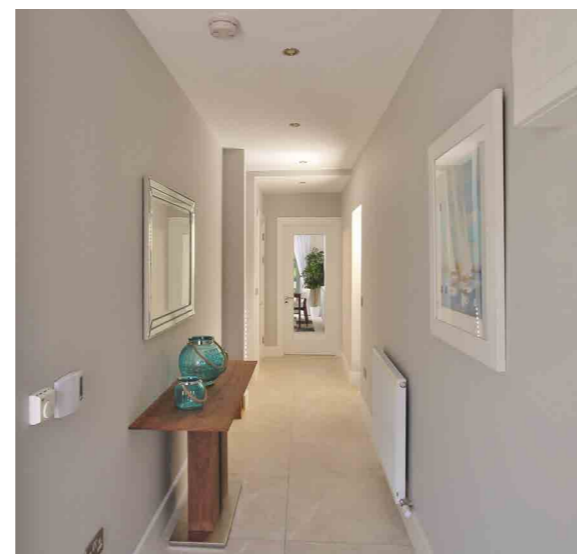
Each house will also have custom designed modern fitted kitchens with high end appliances, ample storage solutions in the bedrooms and luxurious finishes in the WC, bathroom and en-suite.

### COASTAL LOCATION WITH AN EASY COMMUTE TO THE CITY

Shanganagh Drive has an enviable costal location with the leafy village of Shankill close by which boasts an abundance of amenities, local shops, retail outlets, eateries, including a post office, pharmacy and an array of recreational and sporting facilities to choose from in the area.

For young families this is an ideal location with an excellent choice of schools close by including Holy Child Killiney, St Josephs of Cluny Secondary, Loreto College Dalkey, Newpark Comprehensive, CBC Monkstown and for younger children both Scoil Naomh Anna and Rathmichael Parish Primary Schools are close by.

The area offers superb transport links to the city centre and beyond with its ease of access to the N11/M11 and M50. For commuters the DART station and Luas stop at Cherrywood are close by and the area is well serviced by Dublin Bus routes 7B, 45A, 145 and the Aircoach service stops in Shankill Village.



## SHANGANAGH DRIVE

RIVER LANE  
SHANKILL  
DUBLIN 18

LARGE 4 BEDROOM  
SEMI-DETACHED  
HOUSES C. 162 SQ.M  
/ C. 1,744 SQ.FT





## NOTEWORTHY FEATURES



### NEARBY VILLAGES

- Shankill 2 minute drive (1km)
- Dalkey 9 minute drive (4.3 km)
- Cabinteely 10 minute drive (4.7 km)
- Bray 12 minute drive (5km)

### EATING OUT

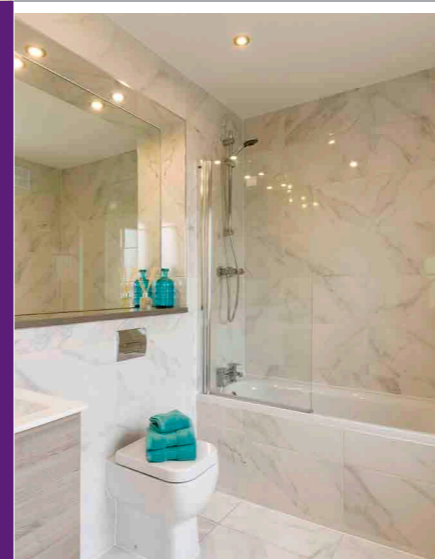
- Brady's Gastro Pub
- Café Solo
- Street Food Outlet
- Whelehans Wines & Café

### SPORTING

- Shankill Tennis Club
- Woodbrook Golf Club
- Cuala GAA Club
- Shankill Bowling Club
- Shankill Football Club
- Loughlinstown Leisure Centre

### RECREATION

- Shankill Library
- Loughlinstown Pitch & Putt
- Shanganagh Park
- Stunning costal walks
- Killiney Hill
- Hiking the Dublin Mountains



### BER

A2 rated homes. BER numbers available from selling agent.

### KITCHEN

Custom designed classic fitted painted kitchens by Nolan's with stone worktop, pull out larder system and integrated BOSCH kitchen appliances. Flooring full bodied porcelain 75x75 Lord Marfil tiling.

### UTILITY ROOM

Large utility rooms are fitted with a sink, worktop & storage space and are plumbed for a washing machine and tumble dryer, with porcelain Lord Marfil tiling to floors.

### BATHROOMS

High quality, ultra-modern bathrooms with polished chrome brassware and stylish RAK 600 series sanitary ware by Sonas.

Newly developed hygienic rimless deluxe back to wall toilets with soft close seats as standard throughout.

En-suites are fitted with large walk-in low profile shower trays and 8mm Kristal safety glass shower screens.

Rain head shower system with separate shower hose in first floor master en-suite. Pressurised shower systems and heated towel rails fitted to all bathrooms.

Stone vanity shelves with fitted mirrors.

Wall hung vanity units with pull out drawers to main bathroom & attic en-suite.

Contemporary full bodied porcelain tiles to floor and shower wall areas.

Double ended bath with centre taps and separate walk in shower in attic en-suite.

### BEDROOMS

High quality built-in wardrobes fitted to all bedrooms with painted finish doors and chrome door knobs.

### LIVING ROOM

Built in handleless storage drawers fitted either side of feature insert log burning stove with solid granite top.

### HEATING

GFCH with pressurised system and external boiler cabinets for low noise/easy maintenance. Kingstar Elm wood burning stove fitted to front sitting room. Quinn compact wall hung radiators. Excellent levels of insulation to walls, floors and roof. Heating system to each floor is thermostatically controlled.

### INTERNAL FINISHES

All walls and ceilings are skimmed finished and painted throughout as standard. High quality Joinery & Ironmongery specification throughout.

### GARDENS

All gardens are landscaped to the front of the houses to a high standard within curtilage parking. Rear gardens of each house will be raked and seeded with a paved patio area. Side gates fitted on side passages of semi-detached. Outside tap, electrical socket and rear & front light fitted as standard.

### ELECTRICAL

Generous & well designed electrical & lighting specification. All homes are fitted for smoke detectors and carbon monoxide alarms. TV/broadband providers and feed to Eir with multiple points provided to each home. Intruder alarms are fitted.

### EXTERNAL FINISHES / FEATURES

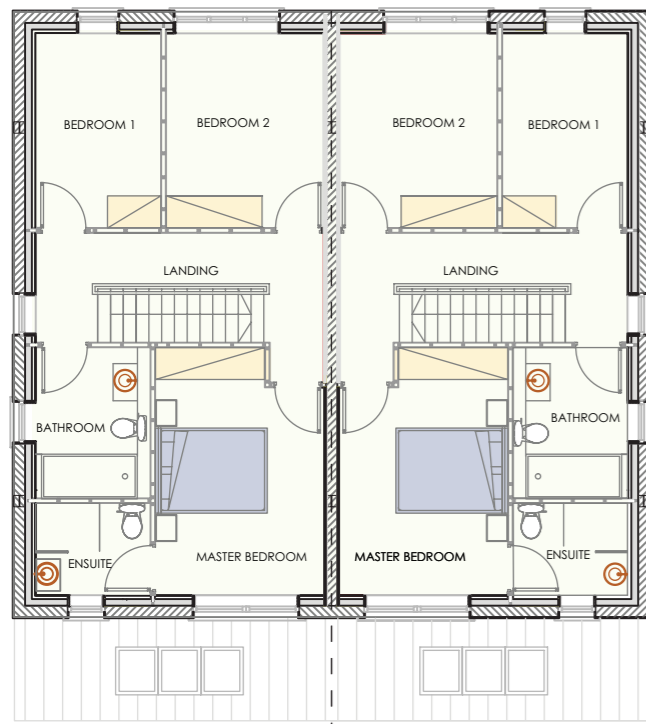
A high quality, low maintenance render finish to all external walls with feature sandstone window surrounds & cills. Maintenance free uPVC fascia, soffit and rainwater goods. Passiv AluP Aluminium triple glazed windows of .78 U-value with safety catches from Munster Joinery. Front door is an engineered secure by design 3 point locking system.

### STRUCTURAL GUARANTEE

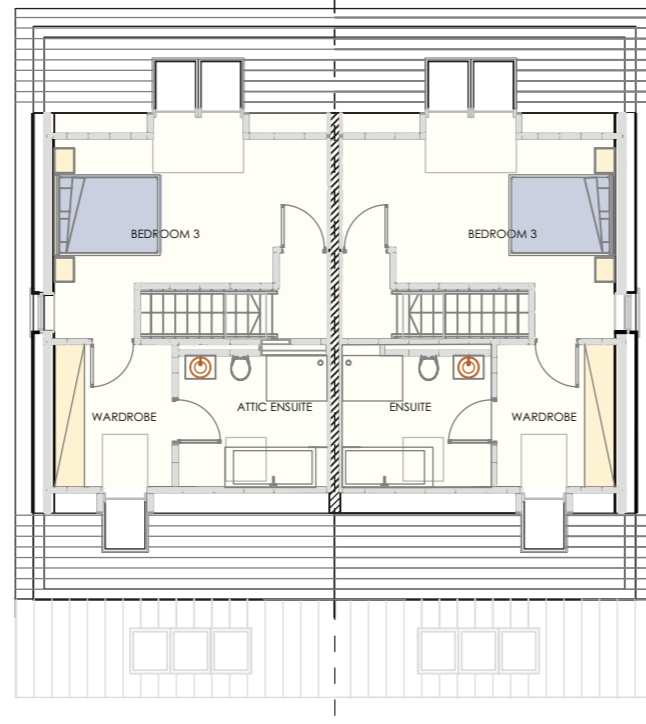
Each home is covered for 10 years under CRL structural Insurance.

# 4 BED SEMI-DETACHED HOUSES

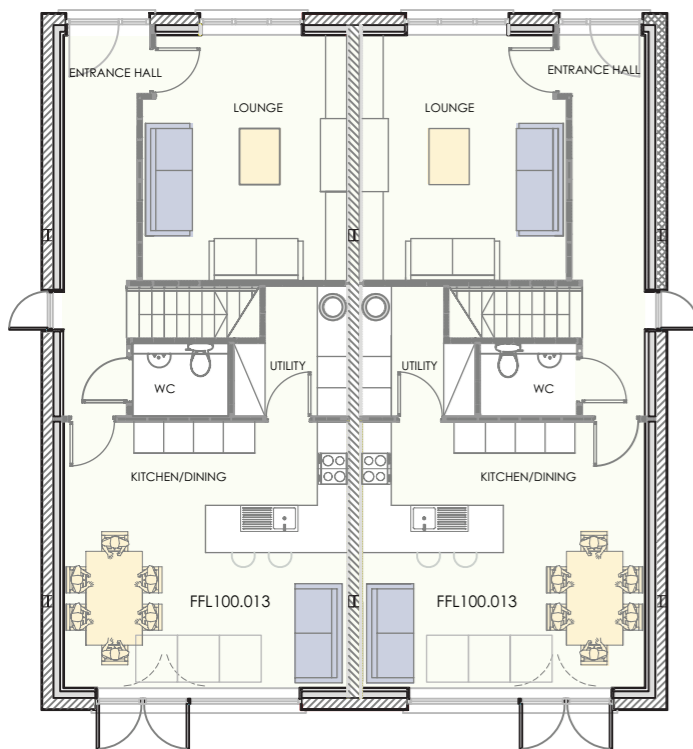
C. 162 SQ.M/ 1,744 SQ.FT



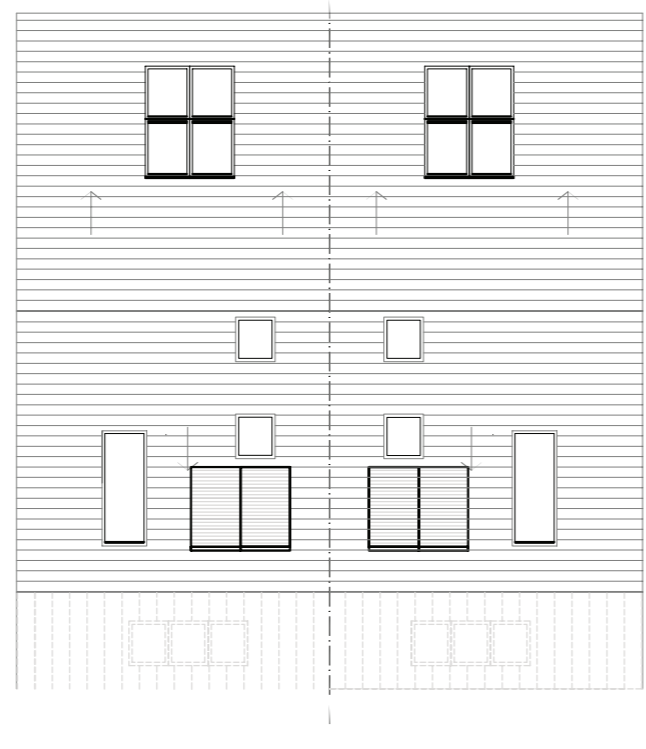
PROPOSED 1ST FLOOR  
AREA - 57m<sup>2</sup>



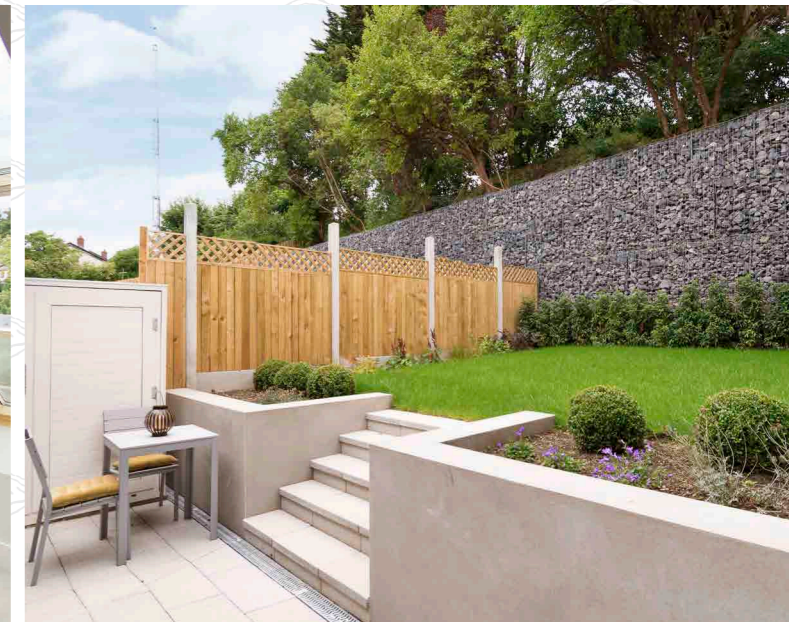
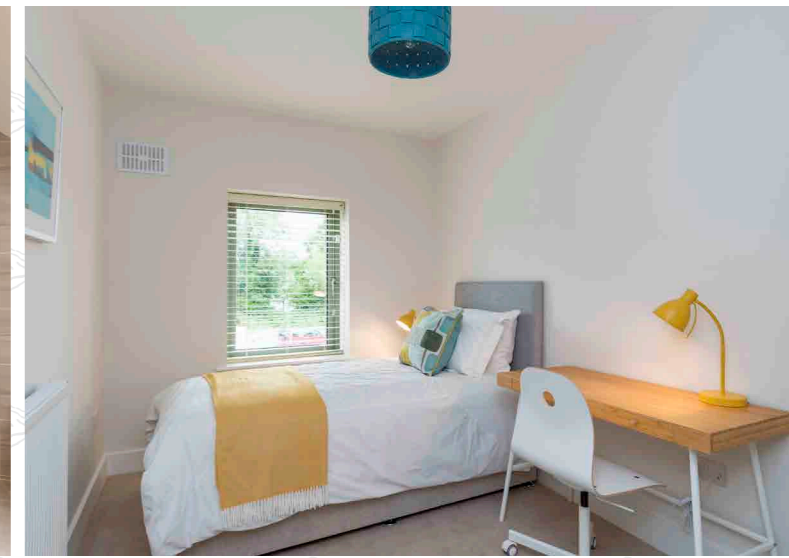
PROPOSED ATTIC FLOOR  
AREA - 37m<sup>2</sup>



PROPOSED GROUND FLOOR  
AREA - 68m<sup>2</sup>



PROPOSED ROOF PLAN  
TOTAL FLOOR AREA - 162m<sup>2</sup>



NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

# SITE MAP



SHANGANAGH DRIVE



## VIEWING

Strictly by prior appointment with the sole selling agent DNG New Homes.

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## BUILDING CONTRACTORS

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PSL No. 002049

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