



Pine Lodge, Eaton Brae, Shankill, Co.Dublin

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent are pleased to welcome to the market this unique c.1857 built 4 bedroom detached residence situated in the popular cul-de-sac of Eaton Brae in Shankill, having been originally a Coach House and converted to a house in the mid 1960's. Coastally located and measuring an impressive 196sq.m/2,115sq.ft approx. this family home has been occupied by its current owners for nearly 40 years, a true testament to the desire of the area and the practicality of the property. It would work well for a family looking to trade up or a couple looking to trade down from a larger property with excellent access to local amenities.

Pine lodge is located at the end of a quiet cul-de-sac with excellent privacy, ample parking, and landscaped gardens to the rear. Internally the accommodation flows very well with a welcoming hallway leading to the primary rooms. To the right of the hallway is a formal living room with dual aspect windows to the front and the back providing excellent space for relaxing or entertaining guests. There is a second reception room to the left of the hallway, a less formal living /dining room with dual aspect windows and access to the kitchen. The kitchen is fully fitted with views over the front garden and access to the small utility porch and the rear garden. Upstairs you have 4 bedrooms, the master which has a stunning floor to ceiling arched window. There is a family bathroom at this level and a shower room and w.c. on the ground floor. The landing area is quite spacious and offers up a potential office area or seating area.

The rear garden is beautifully landscaped with a meandering pebble pathway, mature trees and hedging. The original high rise granite stone wall to the rear is a unique beautiful feature and creates excellent privacy. There is a garden shed to the rear used for a utility area and storage. Side access leads to a private driveway and a detached storage garage. The front garden is laid in gravel and provides ample off street parking. Situated just off Shankill village which is well served by shops and eateries. With excellent transport links including the M50/

N11 providing excellent access to the road network, bus and Aircoach on your doorstep and the DART approximately 5 minutes' walk away the property is ideal for those who require easy access to the city.

Viewing is highly recommended.

SPECIAL FEATURES

- » Extending to 196sq.m/ 2,115sq.ft approx.
- » Coastal location; 4min walk to the sea.
- » Four bedroom detached house
- » Quiet cul-de-sac location
- » Walking distance to Shankill Village
- » Gas-fired central heating
- » Off street parking
- » Excellent transport links including DART, Luas, M50/N11 & Aircoach
- » Close to a host of amenities including the Tennis Club at Shanganagh Park





ACCOMMODATION

ENTRANCE HALL

1.9m (18.04ft) x 7.2m (19.69ft)
Coat hanging area, under stairs storage.

LIVING ROOM

5.5m (18.04ft) x 6m (19.69ft)
Large room with open fire, dual aspect views.

DINING ROOM

5.4m (16.73ft) x 5.4m (17.72ft)
Dual aspect windows, very bright and spacious.

KITCHEN

3.1m (10.17ft) x 5.4m (17.72ft)
Fitted kitchen units, view to front, service hatch, access to conservatory, laminate wood floor.

SHOWER ROOM/W.C.

2.4m (7.87ft) x 1.7m (5.58ft)
Wash-hand basin, w.c., shower, heated towel rail, spot lighting.

UTILITY PORCH

1.5m (4.92ft) x 2.3m (7.55ft)
Utility room and planting area.

BEDROOM 1

6m (19.69ft) x 5.4m (17.72ft)
Main bedroom, dual aspect, ample built-in storage, wash-hand basin.

BEDROOM 2

4.5m (14.76ft) x 2.7m (8.86ft)
Double room, built-in wardrobe, view to front.

BEDROOM 3

4m (13.12ft) x 2.9m (9.51ft)
Double bedroom.

BEDROOM 4

4m (13.12ft) x 2m (6.56ft)
Office/single room, view to rear.

BATHROOM

2.3m (7.55ft) x 2.1m (6.89ft)
Bath with shower attachment, wash-hand basin, w.c., fully tiled, heated towel rail, spot lighting.

LANDING

7.9m (25.92ft) x 2.8m (9.19ft)
Seating area, hot press, access to attic, attic is floored, insulated and has lighting, beautiful floor to ceiling window overlooking garden.



BER DETAILS

BER: E1
BER Number:111856423
Energy Performance Rating: 328.46 kwh/m2/yr

DIRECTIONS

Travelling along the N11 from City Centre, at the roundabout at Loughlinstown Hospital take the first exit, at the next roundabout take the 2nd exit onto Corbawn Lane, go through roundabout and turn left onto Eaton Brae. Stay left on Eaton Brae and Pine Loge will be on your right.

VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey on 01 275 1640 or email: dalkey@huntersestateagent.ie



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