



JP&M  
**DOYLE**

Established. 1952

Auctioneers | Valuers | Estate Agents | Property Consultants

**FOR SALE BY PRIVATE TREATY**

**RESIDENCE ON C. 18.22 ACRES/ 7.4 HA.,  
"EDENDALE",  
CLONSHAUGH ROAD,**



**CLOGHRAN,  
CO. DUBLIN, K67 YF43.**

[jpmdoyle.ie](http://jpmdoyle.ie)

**(01) 490 3201**



## **LOCATION:**

Situated adjacent to Dublin Airport and just off the M50/ M1 junction fronting Clonsaugh Road R139, close to numerous public transport routes giving easy access to Dublin City Centre. This most convenient location has a wealth of amenities nearby including shops, schools, Dublin Airport, DCU College and many more. Close to Malahide village and Swords with Airside Business Park and the Pavillons Shopping Centre. The position close to the M50 and M1 ensures ease of access onto Dublin Port via the Port Tunnel.

## **DESCRIPTION:**

Edendale is an attractive secluded bungalow approached by a long sweeping driveway well set back from the public road standing on an overall site area of c. 18.2 acres/ 7.4 hectares of top quality land in this most convenient location just east of Dublin Airport and close to a host of amenities. The house is laid out in hall, living room, dining room, kitchen, breakfast room, conservatory, four bedrooms and bathroom and has double glazed windows and oil fired central heating. There are a range of farm buildings which are in need of repair. The lands are of top quality with good road frontage to the Clonsaugh Road.









## **ACCOMMODATION:**

**Living Room:** 3.35m x 3.37m. Bay window, fireplace.

**Dining Room:** 4.82m x 3.65m. Feature fireplace.

**Kitchen:** 3.67m x 3.69m. Fully fitted.

**Conservatory:** 3.32m x 3.15m.

**Breakfast Room:** 3.32m x 3.15m.

**Bathroom:** 2.51m x 0.70m. Bath, w.c. and w.h.b.

**Bedroom 1:** 3.42m x 3.35m.

**Bedroom 2:** 2.73m x 2.51m.

**Bedroom 3:** 3.60m x 3.68m.

**Bedroom 4:** 3.88m x 3.59m.



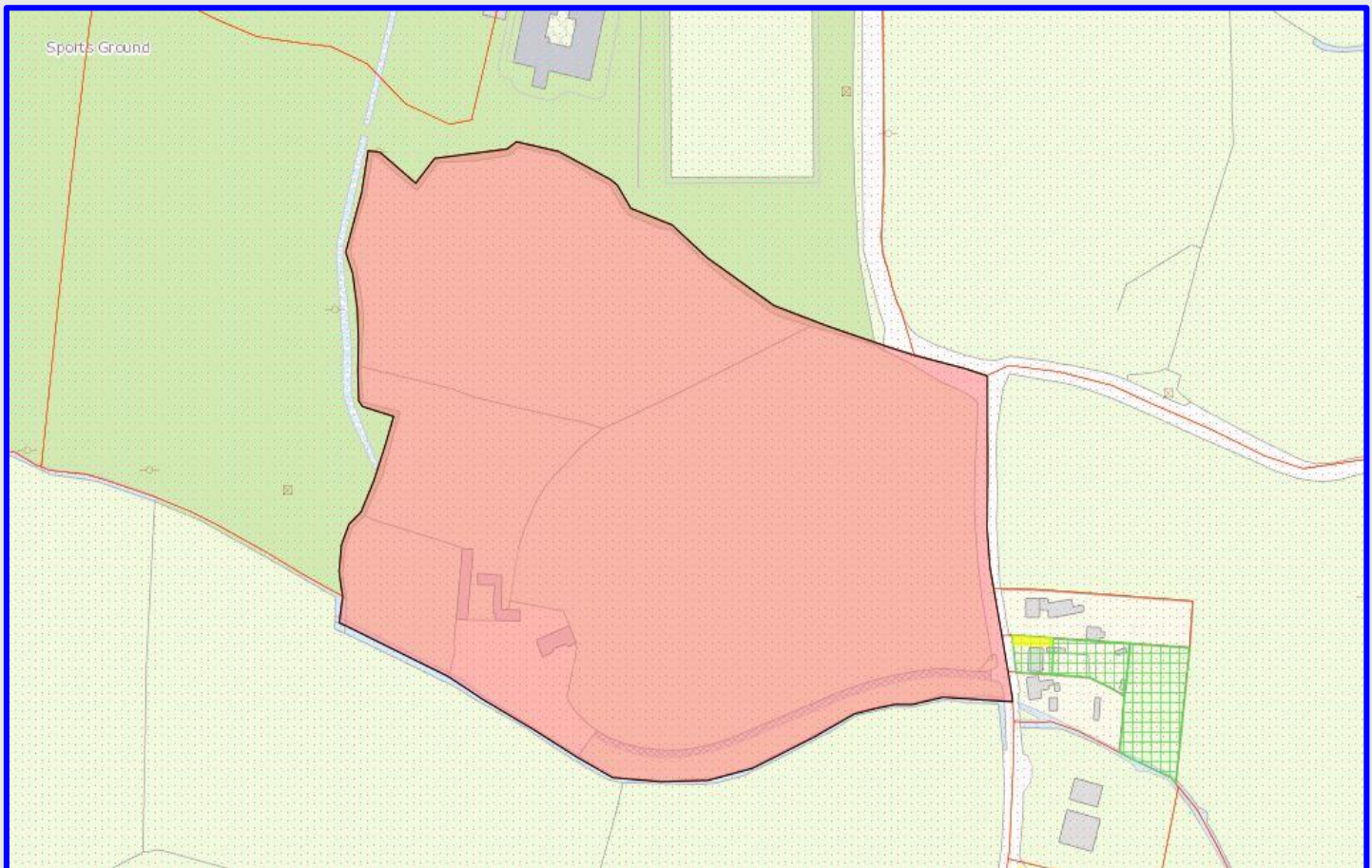
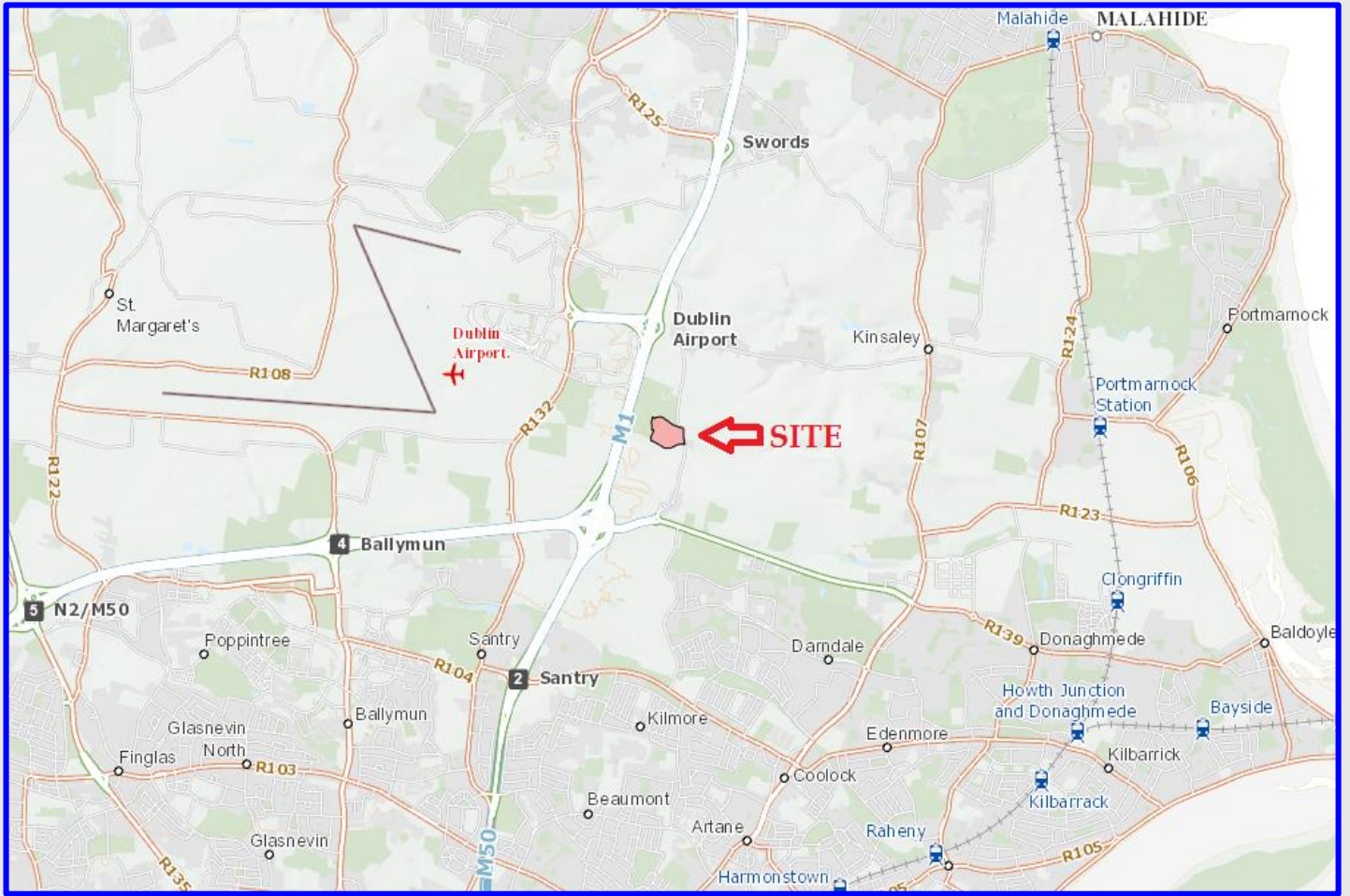














## **OUTSIDE:**

- Mature lawned gardens.
- Large garage: 8.8m x 4.28m.
- Old farmyard in need of repair.
- Three paddocks of top quality lands.



**VIEWING: BY APPOINTMENT ONLY**

**BER: F (111080073)**

**PRICE REGION: €700,000**



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