

Beachcomber | Corbawn Lane | Dublin 18



4 Bedrooms

For Sale By Private Treaty

Guide Price: €600,000

132 sqm (1421 sqft)





## DESCRIPTION

Beachcomber is a rare find ideally located in South County Dublin between the DART line and the sea. The historic cul-de-sac, Corbawn Lane, ends less than 200m from the property in a walkway to Shankill Beach. This is ideal for an invigorating swim, walking the dog, or just relaxing and enjoying the panoramic vista stretching from Dalkey Island to Bray Head.

The house itself is well-set back from the road with a spacious front garden planted with palms and eucalyptus, hidden behind a mature hedge.

Beachcomber is well distanced from nearby dwellings with gardens on both sides and to the rear giving plenty of play space and room to extend if so desired (S.P.P.). Part of the side garden was recently hived off for another dwelling which is now substantially completed. Even so, the remaining site area extends to a generous 0.16acre/0.065ha. The plot has been legally sub-divided, a new fence erected between the two properties, and planning permission has been obtained for separate driveways. There is off-street parking which will comfortably fit at least four cars.

Shankill is a well established community with respected schools and a wide range of sports and leisure options such as a Shankill Tennis Club, Shankill GAA Club, Shankill FC, Shanganagh Park, Woodbrook Golf Club, and the pretty gardens at Corke Lodge.

At the top of Corbawn Lane there is a new Lidl Shopping Centre and medical centre. Past this is Shankill Village with a lovely range of shops and restaurants including the popular Brady's Pub with sport screens and food options. This marks the start of The Dublin Mountains Way leading via a lovely peaceful forest walk through Rathmichael Woods to The Leadmines and beyond.



## ACCOMMODATION DETAILS

### Porch

1.35m (4'5") x 1.95m (6'5")

### Hall

2.8m (9'2") x 3.3m (10'10")

### Downstairs Bathroom

1.65m (5'5") x 1.77m (5'10")

### Living Room:

5.9m (19'4") x 3.58m (11'9") With open fireplace and sliding doors leading to the back garden

### Family Room

2.86m (9'5") x 2.66m (8'9")

### Kitchen cum Dining Room:

3.9m (12'10") x 6.6m (21'8") French patio doors leading to garden

### Upstairs:

### Landing

2.85m (9'4") x 4.95m (16'3")

### Bedroom 1

3.1m (10'2") x 3.1m (10'2")

### Bedroom 2

3.1m (10'2") x 3.22m (10'7")

### Hot Press

### Main Bathroom

1.8m (5'11") x 2.8m (9'2")

### Bedroom 3

1.8m (5'11") x 3.68m (12'1")

### Master Bedroom

3.1m (10'2") x 4.46m (14'8")

### En Suite

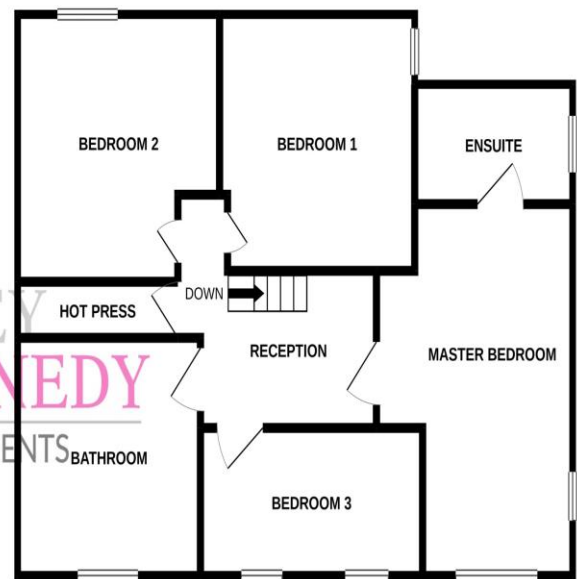
2.95m (9'8") x 1.3m (4'3")



GROUND FLOOR



1ST FLOOR



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## FEATURES

- 2 mins to the beach
- Gardens c.0.3 acres with scope to extend to the front and the rear (subject to F.P.P)
- Excellent transport links, 300m from the DART
- Quiet cul de sac
- Large south-east facing garden

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