

PEQUOD

3 Seafield, Shankill, Dublin 18

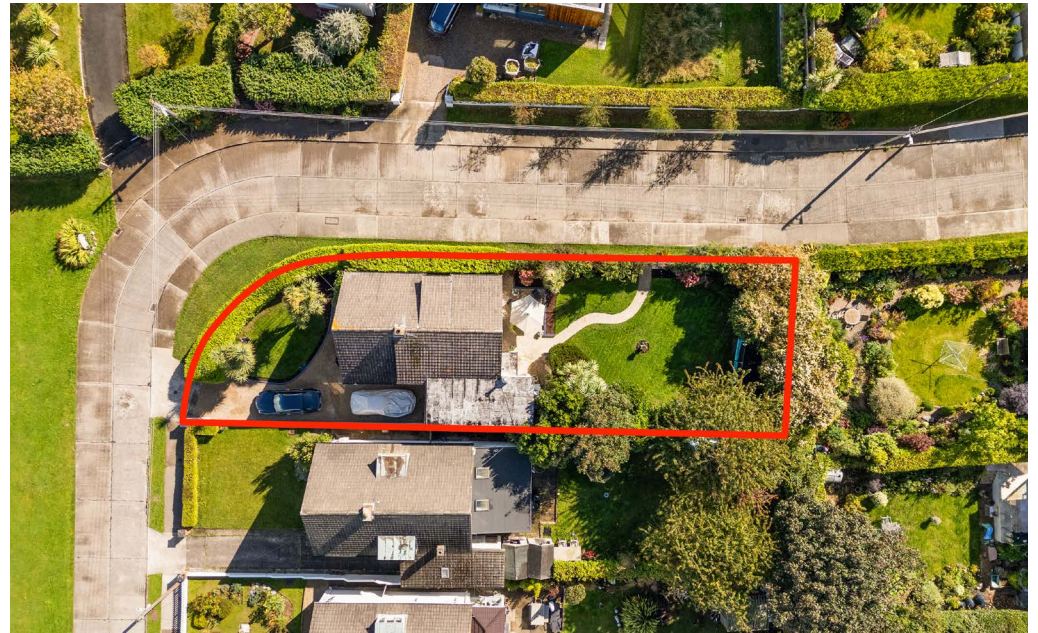
FOR SALE



BER C2

PEQUOD, 3 SEAFIELD

No. 3 Seafield is a captivating, detached residence extending to approximately 178 sq. m. / 1,915 sq.ft positioned on a corner site with some of the most spectacular views over Killiney Bay. Presented in excellent condition and in turnkey condition throughout, the property also offers excellent scope for further extension or enhancement (subject to planning permission) should a new owner wish to tailor the space to suit their own requirements.







ACCOMMODATION

Situated in this quiet cul de sac just off Corbawn Avenue and well connected with beach access and proximity to the DART, No. 3 forms part of a development of only nine homes directly facing the sea and offering a unique tranquil setting. A gravel driveway leads to the hall door, which opens to a charming hallway with timber floors. To the left, a generously size reception room and dining area featuring a picture window that frames the front lawn and the uninterrupted sea views.

The interior space boasts a seamless flow throughout. The kitchen, with tiled floors is fully equipped with fitted appliances including a fitted oven, four ring electric hob with extractor fan and ample timber worktops. Floating shelves enhance the bright and airy atmosphere, while a glass door opens to a private rear garden with convenient side access.



ACCOMMODATION

Adjacent to the kitchen is a dining room and the current layout includes a converted garage with French doors to the front of the property and sea views. A large guest WC, with tiled floors and wainscoting, features a shower, WC, and heated towel rail. One flight of stairs leads to the upper floor which comprises of four double bedrooms, with the main bedroom offering breathtaking sea views. The fourth bedroom also enjoys panoramic sea views. A family bathroom with a bath completes this level.

Beyond its attractive exterior, the layout of No 3 ensures that the living spaces are bathed in natural sunlight throughout the day, creating a warm and welcome ambiance. The unique residence is further accentuated by a sizable front garden with off street parking and rear private garden along with the incredible sea views making it rare find.











GARDENS & LOCATION

Externally, The property benefits from an attractive gravel driveway with ample parking for a least three cars. Situated on a generous corner site, it boasts a spacious front garden beautifully laid out in lawn. The rear garden is equally impressive, thoughtfully landscaped with a blend of patio, lawn and mature planting along the borders. A west-facing sun-drenched patio creates the perfect spot for relaxing and entertaining making the outdoor area a true extension of the home.

Situated in this quiet cul-de-sac off Corbawn Lane, No. 3 Seafield offers the epitome of convenience. This

established neighbourhood boasts unparalleled views across the East coast, spanning from Killiney Bay over to Bray Head. This prime Dublin 18 address provides doorstep access to Shankill, a village renowned for its strong community spirit. Residents not only enjoy proximity to an array of shops, cafes, restaurants, sporting clubs, and essential services but also have the added luxury of leisure options. Woodbrook Golf Club and Shankill Tennis Club are close by, offering a perfect blend of recreational activities. Additionally, Shankill Beach, Killiney beach and the DART station are within a few minutes' walk. Families

will appreciate the excellent selection of creches, primary, and secondary schools easily accessible. There is reliable public transport and commuters benefit from quick access to the N11 and M50 by car, while Dublin Airport is a mere 30 minutes away. Discover the perfect blend of convenience, community, and leisure at 3 Seafield.

LOCATION MAP

Click below to view the location map for 3 Seafield



PROPERTY DETAILS

FEATURES

- Detached Family Home – corner site
- Uninterrupted Sea views
- Sunny southwest facing rear garden
- Gas fired central heating
- Close proximity to DART
- Potential to extend, subject to planning permission



SIZE

178 sq. m / 1,915 sq. ft. Approx.

BER

BER: C2 | BER No: 118694330 | Energy Performance Indicator: 192.3 kWh/m²/yr

VIDEO

Click link below to view virtual tour



VIEWING

By appointment with Knight Frank.

CONTACT



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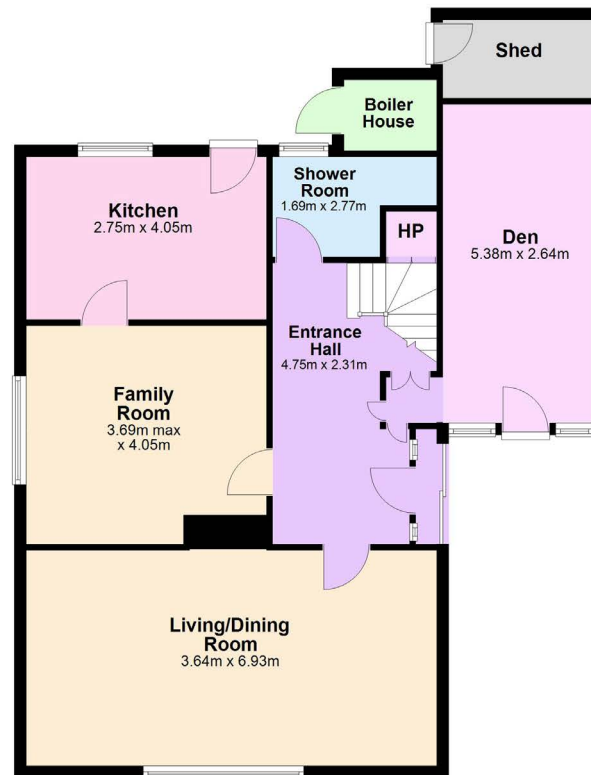
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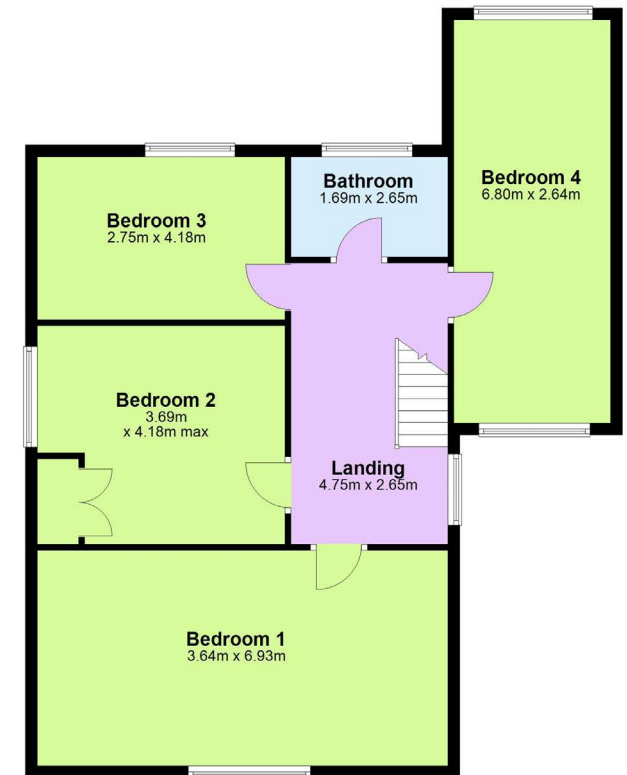
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FLOOR PLANS

Ground Floor



First Floor



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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