



EATON WAY

Shankill · County Dublin



WELCOME TO **EATON WAY**

Eaton Brae Homes are proud to introduce Eaton Way, a beautifully designed and well-presented scheme of 14 newly built homes and four large apartments in a sensitively refurbished 19th century Victorian Villa.

Eaton Way situated on one of Shankills most exclusive roads, nestled between the beach and village of Shankill offering panoramic views of the Irish Sea, Killiney Hill and Bray.

This is the ideal home for movers at every stage of life, from first-time buyers to those looking for a more relaxed secure pace of living.



BEAUTIFULLY FINISHED **LIVING SPACES**

Incorporating innovative building methods and sustainable construction, Eaton Way provides a standard of construction that is unparalleled. Experience efficient homes featuring beautifully finished living spaces sure to make any homeowner proud.





A VIBRANT COMMUNITY IN SHANKILL

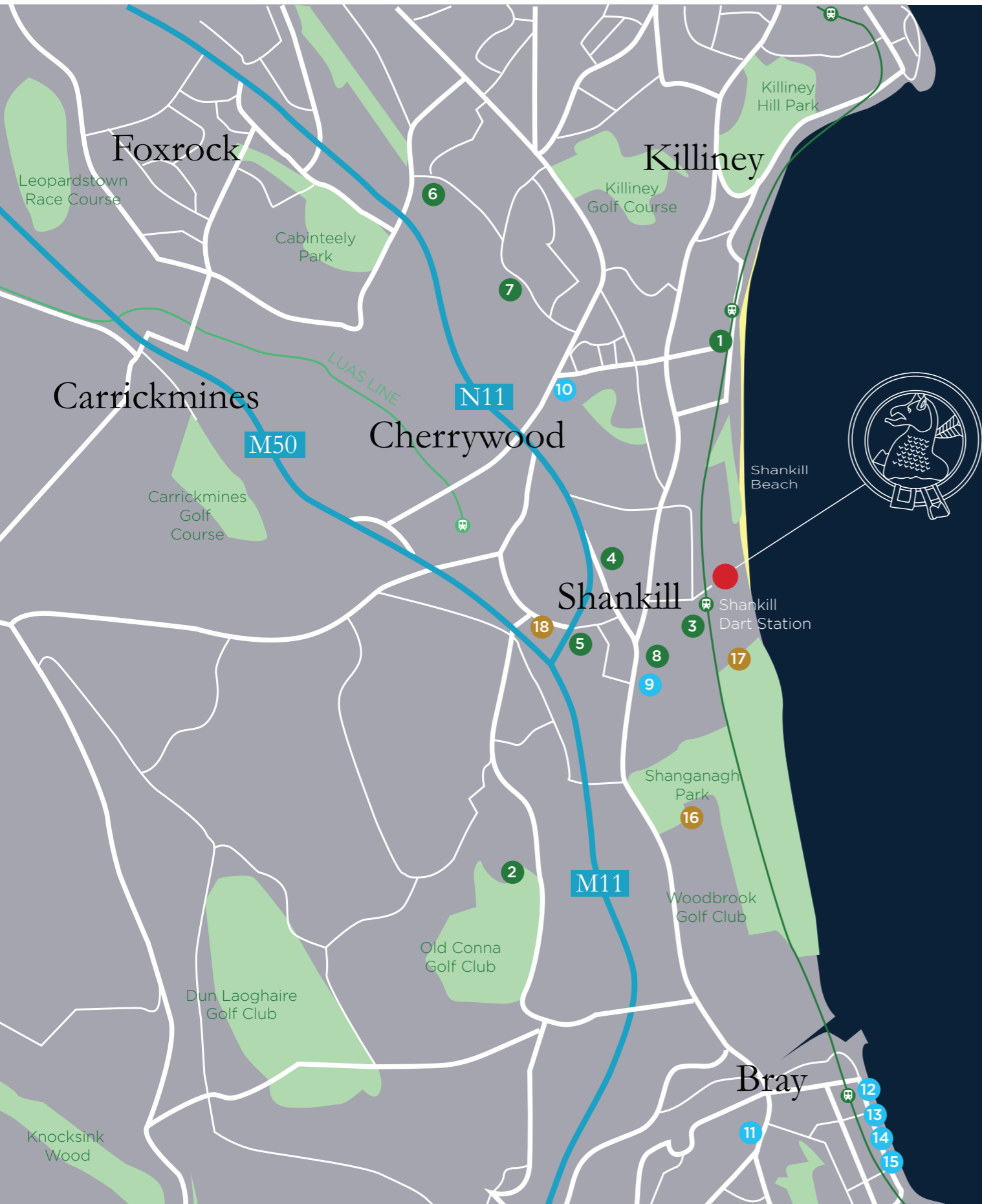
Located minutes away from the heart of Shankill, Eaton Way is connected to a vibrant community offering a number of retail amenities such as Lidl, Tesco, pharmacies, local hairdressers, fine restaurants, and family-friendly pubs. Eaton Way is host to a wide selection of A-rated schools. Students at all levels of education will find that their nearby options are second to none.



EVERYTHING ON YOUR DOORSTEP

Get away from the hustle and bustle of city life with your choice of picturesque outings. With Shankill Dart station only a four-minute walk away, escape to Bray and experience a fine selection of seaside restaurants and boutiques -- all just one stop away on the Dart. Catch some fresh air after a short nine-minute drive to Killiney Hill, or just relax at the seaside which is only moments away from your front door.





GREAT SELECTION OF AMENITIES



SCHOOLS

1. Holy Child Killiney
2. John Scottus
3. Scoil Mhuire Primary School Shankill
4. Rathmichael Parish National School
5. St. Anne's National School
6. Cabinteely Secondary School
7. St. Colmille Junior National School
8. Once Upon a Time Nursery and Montessori School

RESTAURANTS & PUBS

9. Bradys of Shankill
10. The Lough Inn
11. The Wild Goose
12. Box Burger
13. Butler and Bay
14. The Martello
15. Porterhouse

SPORTS CLUBS

16. Shankill Football Club
17. Shankill GAA
18. Shankill Tennis Club

TRANSPORT TIMES*

| | | |
|--|---------------------|---------|
| | Cherrywood LUAS | 7 mins |
| | Bray | 8 mins |
| | Powerscourt | 16 mins |
| | Dundrum Town Centre | 18 mins |
| | UCD | 35 mins |
| | St. Stephen's Green | 40 mins |

| | | |
|--|---------------|---------|
| | Bray | 12 mins |
| | Dún Laoghaire | 19 mins |
| | City Centre | 45 mins |

| | | |
|--|--|--|
| | Buses | |
| | 7d, 84, 84a, 143, 145, 155, 45a, 45b, 7b | |

* times may be affected by traffic



SUPERB HIGH END SPECIFICATION

Front Driveway

- Front driveways are paved with ample parking provided for two cars.
- Soft planting to front driveway with planter beds below front window.
- Bamboo planting to front boundary of all houses.
- Driveway numbered posts with recessed postbox.

Rear garden

- All rear gardens have a generous paved area with lawns seeded throughout. Gardens are enclosed by a combination of post and panel fencing and brick/block walls which are capped.

Windows and doors

- High-performance triple-glazed AluP windows and AluClad doors fitted throughout with a U - Value of 0.76 W/m2K.
- Each house benefits from a high-performance timber front door with multipoint locking system.

External finishes

- The houses are completed in a combination of contemporary finishing plaster and pressed metal with the minimum of maintenance required in the years ahead.

Roofs

- Flat roofs are constructed with an Alkorplan Roof Waterproof Membranes giving a 20 year guarantee, again ensuring minimal maintenance in the years to come.

Bathrooms and en suites

- Designed with a contemporary feel and have ample space
- Luxurious En-suite bathrooms in all houses
- Generous contemporary tiles and wet area surround tiling to bathroom and en-suite
- High quality sanitary ware in all bathrooms
- Heated towel rails to main bathroom and ensuite
- Feature back lit mirrors are provided in the main bathroom and master en suite.

Internal doors

- Full height 2.7 metre internal painted doors with high quality brushed chrome handles.
- Fabricated steel doors and windows 2.7 metre.

Kitchens

- The kitchens are beautifully handcrafted and hand painted units by Fitzgerald Kitchens finished in a combination of colours from Farrow and Ball and the Paint and Paper Library.
- The kitchen is bespoke and completed in an in-frame flat style door.

Electric and heating

- With an exterior electric car charging point as standard, you'll be able to charge a vast array of different e-car models right outside your door. Wallbox Pulsar 32 amp - 22kw.
- Energy efficient A rated air-to-water heat pump with underfloor heating system is provided in all houses. The heating system is easily customised to the individual home owners needs with multiple heating zones and programmer.
- The heating system provides on demand hot water 24 hours a day.
- Numerous lighting points are provided throughout including low energy LED down lighters and pendant lighting.
- A generous allocation of sockets is provided throughout the house.
- A number of TV points are located throughout the house.
- All houses are pre wired for TV, telephone and broadband.
- Cabling has been provided for Sky/Eir/Virgin.

Roof lights

- Substantial roof lights standard above hall, stairs, landing and bathroom.

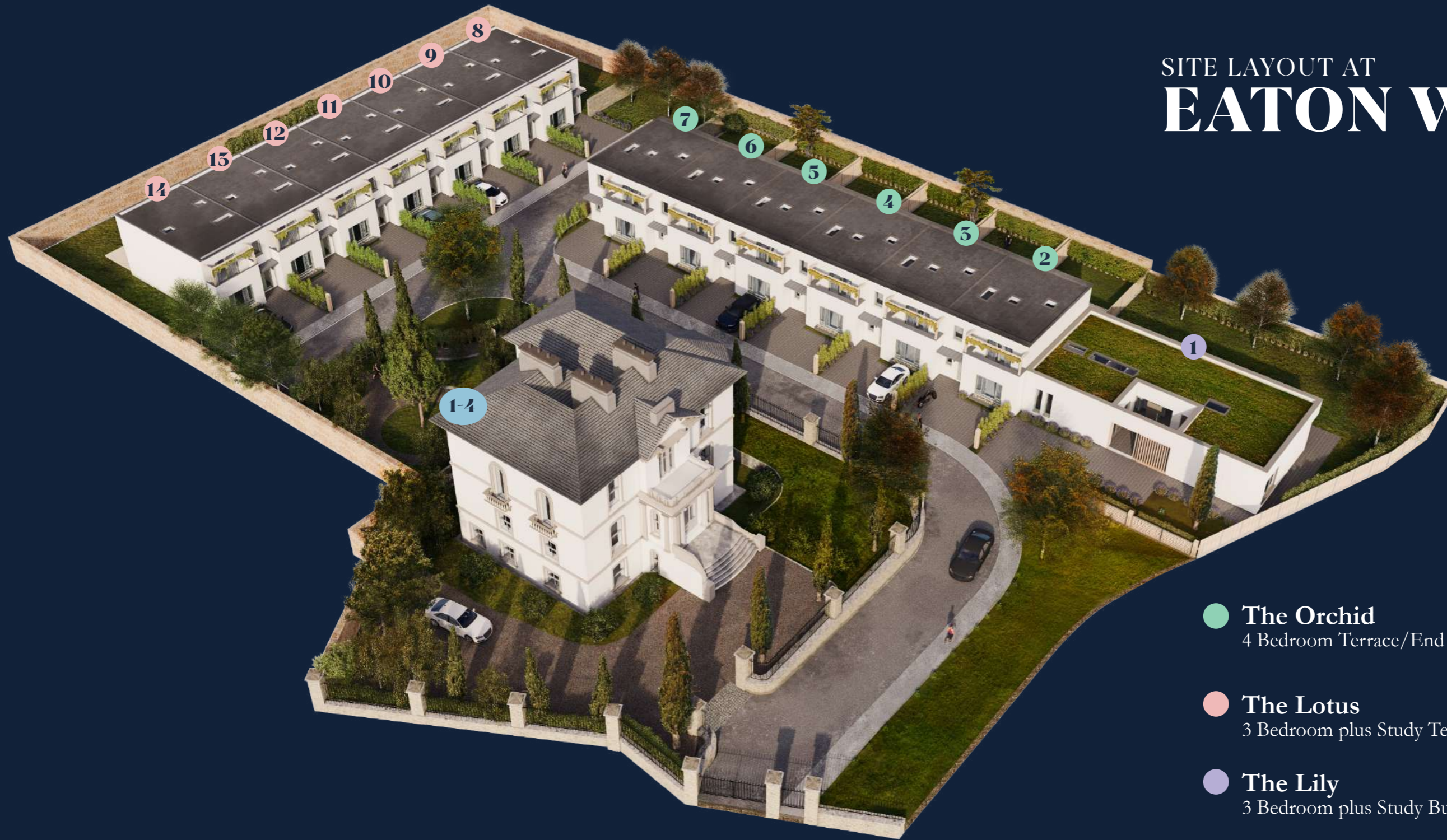
Wardrobes

- Luxury bespoke wardrobes are provided in all bedrooms, with a walk-in wardrobe provided in the master bedroom supplied by Fitzgerald Kitchens.

Internal finishes

- All homes feature a contemporary timber stair with solid oak handrails and matching newel post caps.
- High density insulation is provided throughout each home to provide a warm, comfortable, A rated energy efficient house.
- All homes come fully painted.





SITE LAYOUT AT **EATON WAY**

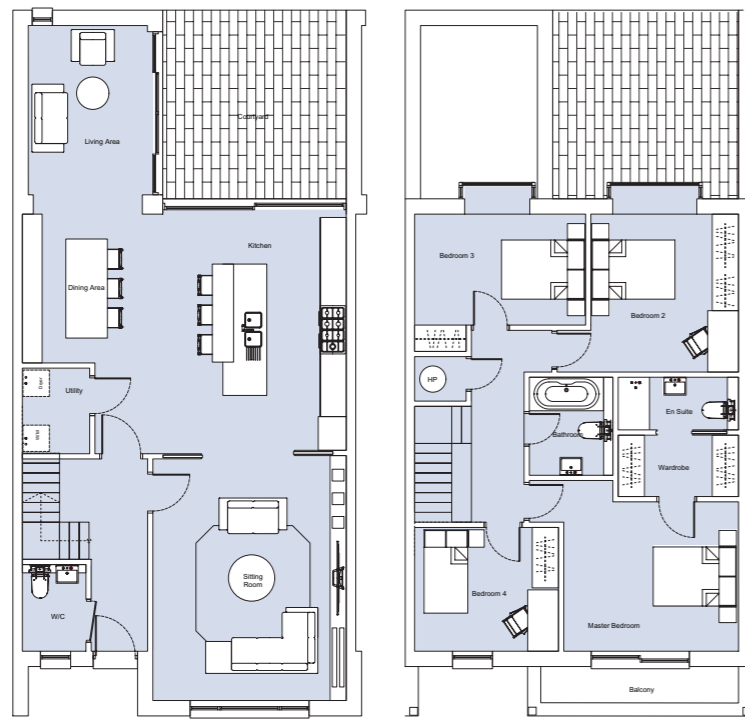
-  **The Orchid**
4 Bedroom Terrace/End Terrace Houses
-  **The Lotus**
3 Bedroom plus Study Terrace/End Terrace Houses
-  **The Lily**
3 Bedroom plus Study Bungalow
-  **Eaton Brae House**
1, 2 and 3 Bedroom Apartments

For illustrative purposes only. Not to scale.



THE ORCHID

4 Bedroom Terrace/End Terrace Houses
163 sq. m.



GROUND FLOOR

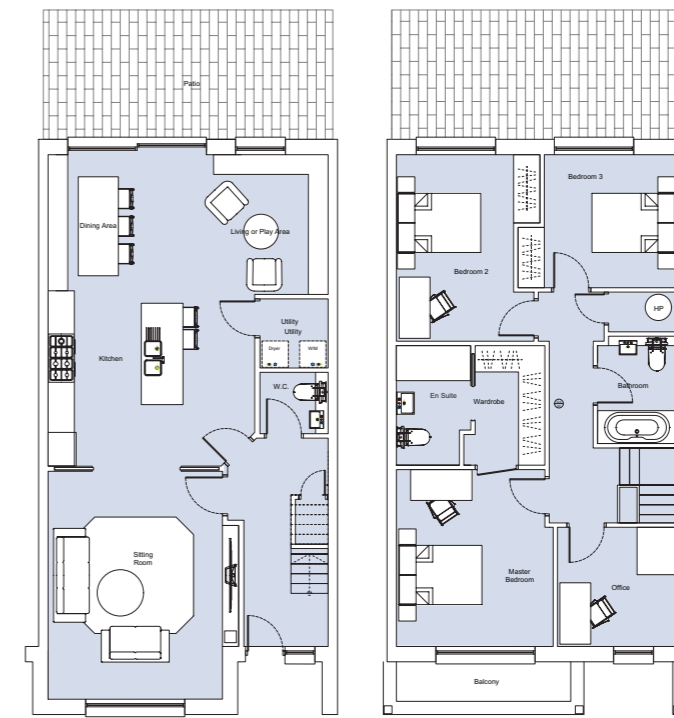
FIRST FLOOR

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THE LOTUS

3 Bedroom plus study Terrace/End Terrace Houses
147 sq. m.



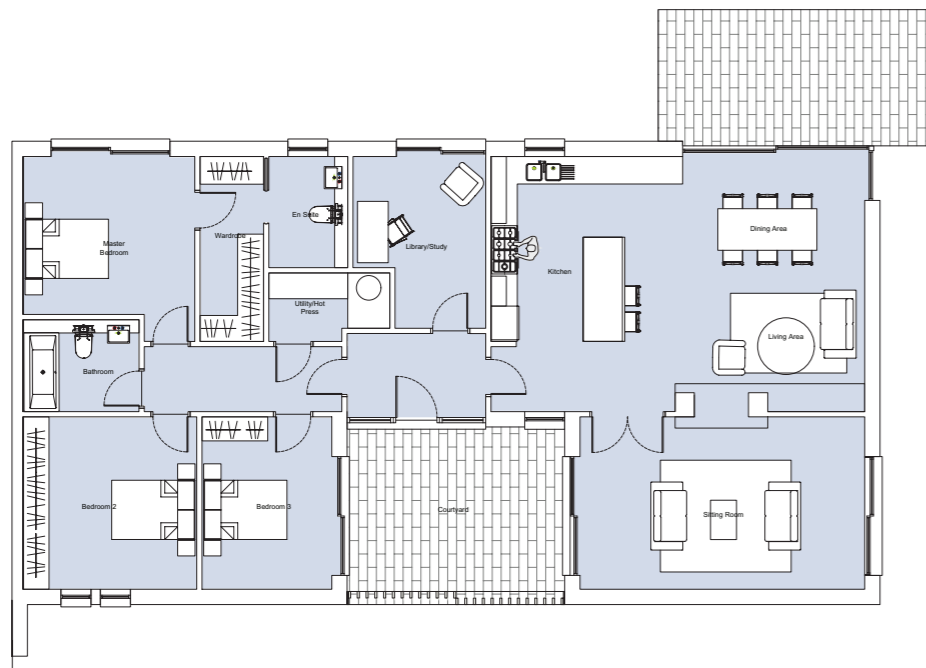
GROUND FLOOR

FIRST FLOOR

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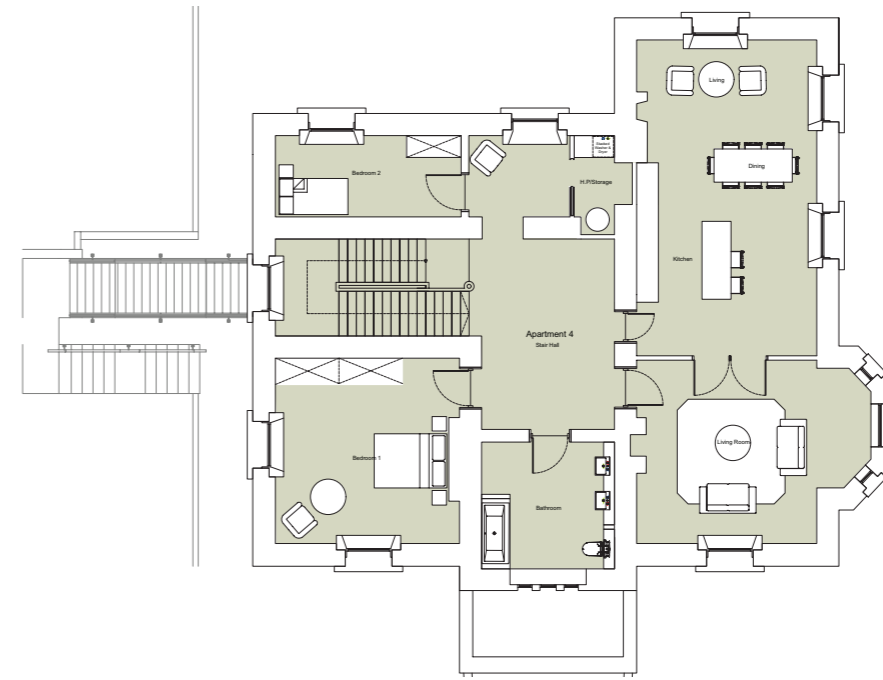
THE LILY
3 Bedroom plus Study Bungalow
166 sq. m.



GROUND FLOOR

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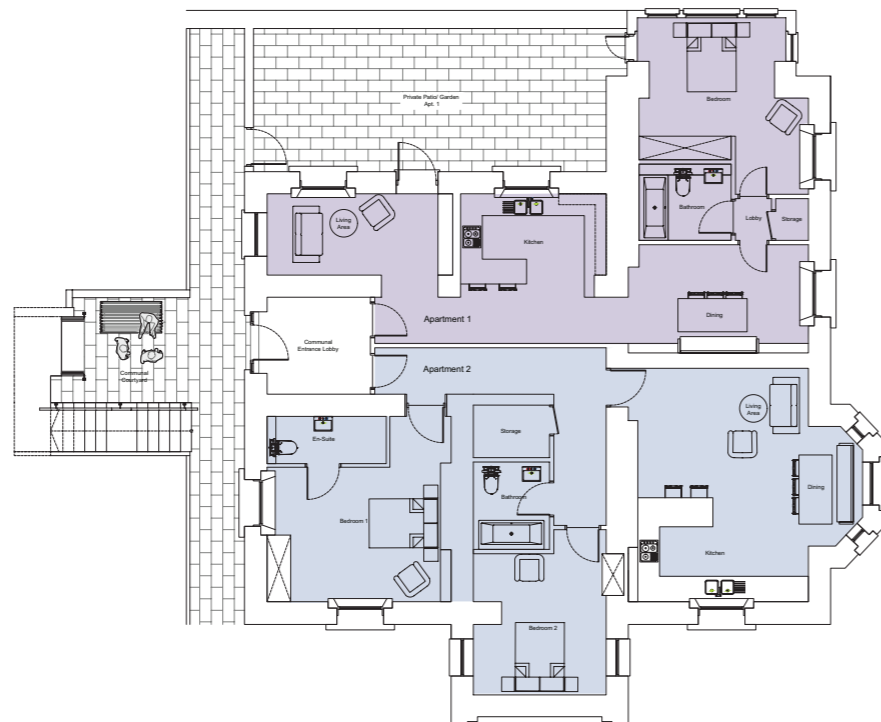


FIRST FLOOR

EATON BRAE HOUSE

Four exclusive apartments in a sensitively refurbished 19th century Victorian Villa.

- BASEMENT APARTMENT 1
1 BED - 829 SQ. FT.
- BASEMENT APARTMENT 2
2 BED - 1,173 SQ. FT.
- GROUND FLOOR APARTMENT
2 BED 1,819 SQ. FT.
- FIRST FLOOR APARTMENT
3 BED - 2,325 SQ. FT.



BASEMENT FLOOR

For illustrative purposes only. Not to scale.



GROUND FLOOR

For illustrative purposes only. Not to scale.

www.eatonway.ie



DEVELOPER



SELLING AGENT

Dillon Marshall

— **New Homes** —

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PSRA Licence No: 001314

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