

# DK

DAPHNE KAYE  
& ASSOCIATES



**3 CHERRINGTON DRIVE,**

Shankill,  
Co. Dublin

BER E1

## 3 Cherrington Drive, Shankill, Co. Dublin



In need of some modernisation this attractive 4 bedroom residence offers bright and spacious interiors of c. 150 sq m (1,614 sq ft). The accommodation comprises 4 Bedrooms and 3 Reception rooms, all of generous proportions.

Situated in a tranquil cul de sac, fronting onto an open green, the rear garden, extending to c. 60', enjoys a sunny westerly orientation with a private aspect. There is obvious scope and potential to extend, if so desired. This prime family location is within a leisurely stroll of Shankill Village and within easy access of the DART, N11 and M50.



### SPECIAL FEATURES

- Bright and spacious interiors of c. 150 sq m (1,614 sq ft)
- All rooms of generous proportions
- Double glazed in part
- Oil fired central heating
- Attractive T & G timber flooring
- West facing private garden extending to c 60'
- Tranquil cul de sac setting fronting onto open green
- Easy walking distance to village and DART
- Scope and potential to extend



## ACCOMMODATION

**Spacious Entrance Hall:** 2.81m x 1.47m (9'3" x 4'10")

**Guest Cloakroom:** 2.70m x 1.83m (8'10" x 6'0")  
White suite incorporating pedestal w.h.b. and w.c. Tiled floor.

**Family room/Playroom:** 4.62m x 2.39m (15'2" x 7'10")

**Livingroom:** 4.40m x 4.27m (14'5" x 14'0")  
attractive marble fireplace with polished granite inset and hearth, fitted with wood burning stove.  
Double doors to:

**Diningroom:** 3.91m x 3.48m (12'10" x 11'5")  
Patio doors to rear garden and patio.

**Kitchen/Breakfastroom:** 4.67m x 3.43m (15'4" x 11'3")  
with fitted units and work top areas with tiling surround, stainless steel sink and plumbed for washing machine. Door to garden.

## FIRST FLOOR

**Spacious Landing:**  
Hot Press with lagged cylinder.

**Bedroom 1:** 4.57m x 3.45m (15'0" x 11'4")  
with floor to ceiling built-in wardrobe.

**Bedroom 2:** 3.71m x 3.66m (12'2" x 12'0")  
with floor to ceiling built-in wardrobe.

**Bedroom 3:** 3.48m x 2.79m (11'5" x 9'2")

**Bedroom 4:** 4.09m x 2.39m (13'5" x 7'10")

**Bathroom:** 2.44m x 2.08m (8'0" x 6'10")  
Mira Elite shower, pedestal w.h.b. and w.c. Tiled floor.

## OUTSIDE

To the front the tarmac driveway provides front of house off street parking for 2 cars. The side entrance leads to the rear garden extending to over 60'. Laid out in lawn with an extensive patio area, this tranquil private setting enjoys an enviable sunny westerly aspect. Boiler house and large concrete block garden shed.

## BER DETAILS

BER: E1  
BER No.: 111464756  
E.P.I.: 339.88

FLOOR PLANS

Ground Floor



First Floor



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