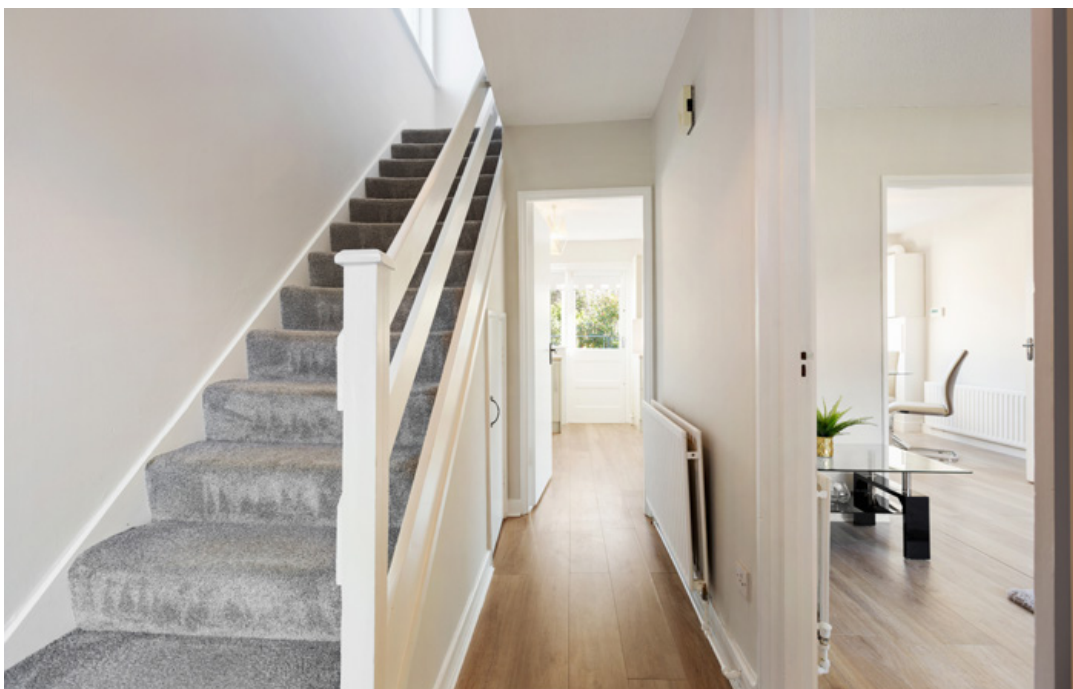


BER E1



11 Athgoe Drive
Shankill, Dublin 18

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11 Athgoe Drive, Shankill, Dublin 18

Features

- Highly regarded family orientated cul-de-sac location
- Overall accommodation of approximately 77sq.m (829sq.ft)
- Excellent transport routes with a regular bus and DART service close by
- Gas fired central heating
- Sunny rear garden of approximately 11m (36ft)
- Off street parking
- Fitted carpets, curtains and kitchen appliances included in the sale
- A wide selection of excellent schools and amenities close by
- Only a short walk to the seafront
- Within a stones' throw of Shankill Village

This is a wonderful semi-detached family home nestled in the peaceful embrace of a quiet cul-de-sac off Corbawn Lane with every conceivable amenity available on its doorstep.

This attractive property enjoys a corner site position, offering an abundance of space and presenting prospective purchasers the opportunity to extend, subject to planning permission. With full planning permission granted in 2007, reference D07A/0989, you have the rare opportunity to enhance this already delightful home by constructing a two-storey extension to the side similar to these plans. Enjoy the convenience of off-street car parking at the front of the property.

Experience light-infused accommodation from the moment you step into the welcoming entrance hall. The living room which is to the front seamlessly connects to the open plan kitchen/dining room, creating an open and inviting atmosphere. This space leads gracefully to the rear garden, predominantly laid out in lawn, measuring approximately 11m (36ft) in length. A Barna shed adds practical storage, while the wide side garden offers convenient access to the front of the property. There are three well-appointed bedrooms and a bathroom at the first floor completing the living space, all providing ample space for a growing family.

Centrally positioned close to the heart of Shankill Village, residents of Athgoe Drive are within a comfortable walking distance to all the amenities Shankill has to offer. The Lidl supermarket complex also comprising a pharmacy, Costa Coffee and childcare facilities is a mere 200m away and slightly further on, the village offers plenty of choice with boutique shops, a bakery, and Brady's Gastropub to name but a few. Transport is well catered for with access to the M50/N11 nearby, the DART (5 minute walk), Aircoach to Dublin Airport, and a number of high frequency bus services including the 145, 155 and the 84 that pass through the village connecting you to Dublin City. There is also a direct bus to Dun Laoghaire. The LUAS Green line at Cherrywood can be reached in a matter of minutes by car.

There is an extensive network of sports clubs and facilities including GAA, soccer, tennis, bowling and golf (3 clubs close by) and Shanganagh Park which includes playing pitches, playgrounds, and walkways. Shankill Beach is just at the end of Corbawn Road and there is a delightful cliff walk that takes you directly to Killiney Beach. The area is well served with schools of excellent quality.





Accommodation

Reception Hall: 1.8m x 3.4m (5'11" x 11'2") with downstairs storage and enclosed fuse board

Sitting Room: 3.8m x 3.6m (12'6" x 11'10") with an electric fire and double doors to the

Kitchen/Dining Room: 5.5m x 3.2m (18'1" x 10'6") with a door to the rear garden, gas boiler, a range of fitted cupboards and units, plumbed for a washing machine and dishwasher, electric cooker and integrated electric hob

Upstairs

Landing: with hot press with built in shelving and hatch to the attic

Bedroom 1: 3.2m x 2.9m (10'6" x 9'6") with a range of built in wardrobes

Bedroom 2: 3.1m x 3.4m (10'2" x 11'2") with a range of built in wardrobes

Bedroom 3: 2.3m x 2.3m (7'7" x 7'7") with fitted shelving

Bathroom: 2.2m x 1.8m (7'3" x 5'11") with a bath, w.c. and wash hand basin

Outside: the rear garden of 11m (36ft) is laid out mainly in lawn surrounded by a well-defined walled boundary and abundant with mature shrubbery. There is obvious potential to extend on the wide side garden which connects to the front where there is off street parking.

BER Information

BER: E1. BER No: 117174797.
EPI: 334.38 kWh/m²/yr.

Eircode

D18 CT95





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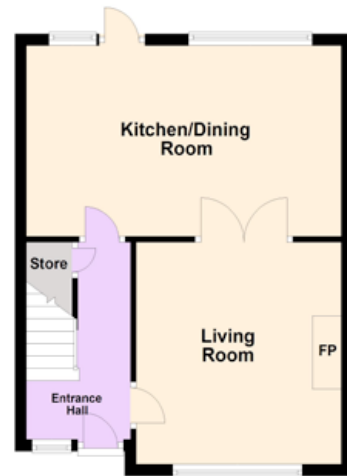
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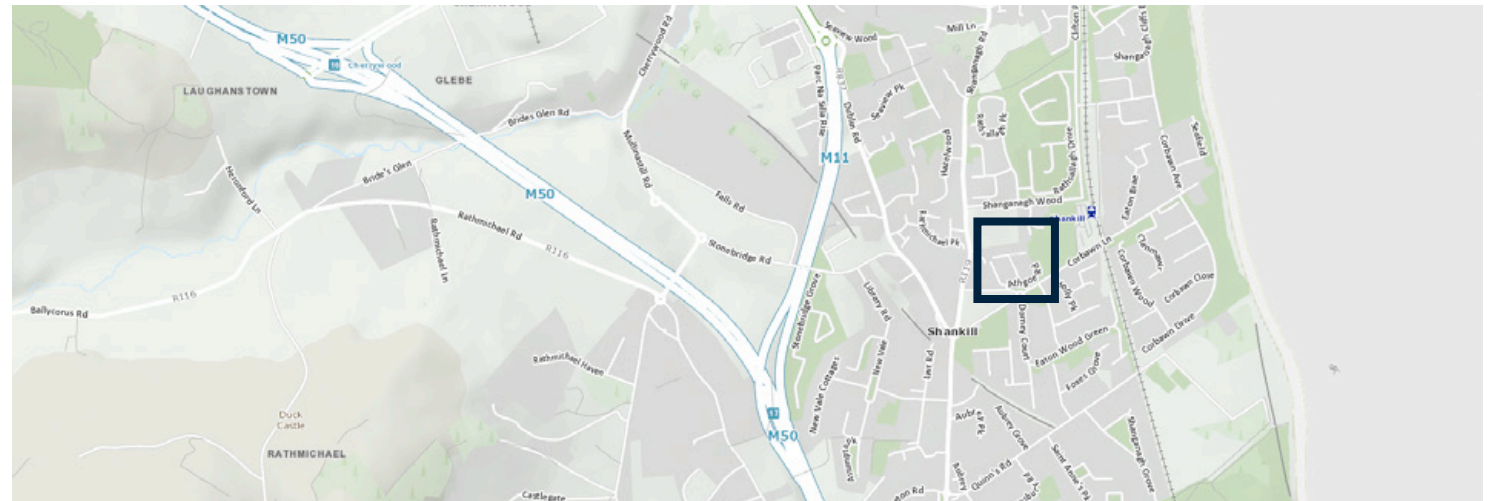
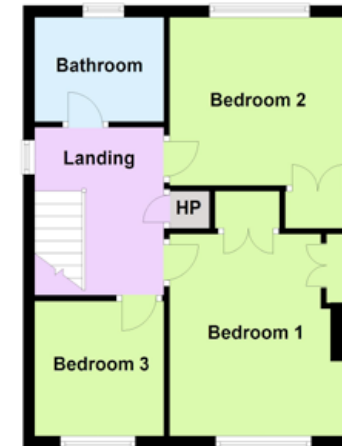
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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