



EATON WAY

Shankill • County Dublin



WELCOME TO EATON WAY

Eaton Brac 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 is situated on one of Shankill's most exclusive roads, nestled between a Blue Flag beach and the village of Shankill offering panoramic views of the Irish Sea, Killiney Hill and the Dublin Mountains.

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 NEIGHBOURHOOD

Located close to Killiney at Dublin Bay and close to the heart of Shankill, your new home at Eaton Way is connected to a vibrant and exciting community, offering spectacular views and world-renowned leisure amenities just moments away. Shankill offers a wide range of retail amenities such as popular supermarket stores, pharmacies, local hairdressers, fine restaurants, and family-friendly pubs including the award-winning Brady's Gastro-Pub, well regarded for its high quality food and craft beers.

The immediate location is also host to a wide selection of A-rated schools. Students at all levels of education will find that their nearby options are considered second to none.

The Dublin Bay coastline from Eaton Way to Killiney is spectacular for all ages to enjoy. It is very rare to come across an opportunity to reside on the doorstep of a Blue Flag Beach, yet Eaton Way offers not only that, but also easy access to the bustling town of Shankill, local amenities of all sorts, and even Dublin city via the DART or N11.



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, escape to the vibrancy of Dublin City to the North, or Bray to the South, and experience a fine selection of seaside restaurants and boutiques. The nearby village of Dalkey uniquely offers a range of award-winning restaurants and bars and is situated a very short distance away. Catch some fresh air on Killiney Hill, or just relax on the strand mere moments away from your front door, so quiet on occasion it can feel like your own private beach.





SURROUNDED BY **LOCAL AMENITIES**

If amenities and outdoor space on your doorstep are your goal, then Eaton Way wins out. With the Dublin Mountains to the west, the Wicklow Mountains to the south and the Irish Sea to the east as natural borders of the area. Within this border is the 89 acres renowned Shanganagh Park, with beach access and home to DLR Leinster Cricket club, running club and a very popular enclosed dog park.



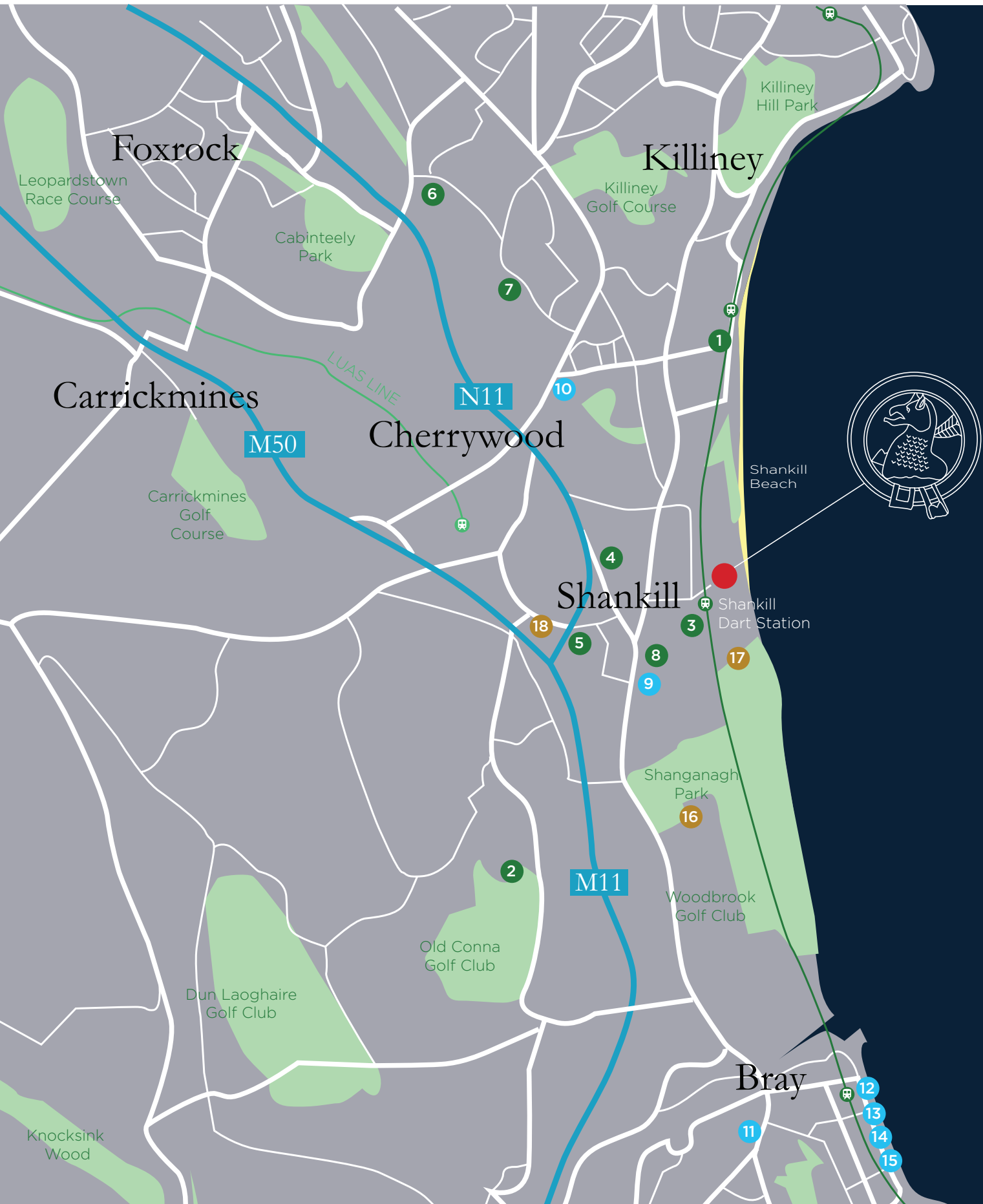
The neighbouring Shankill entrance to Killiney Beach, one of the most exclusive suburbs of the Dublin area, whose residents include many Irish celebrities, offers excellent views of the surrounding rocky coastline including Dalkey Island and Sorrento Terrace to the north, and Bray Head to the south. Due to its sheltered location the beach is popular for swimming, and is a popular spot for a picnic. Whether windsurfing, water skiing, sailing or just strolling, this beach never disappoints regardless of the season in hand.



Looking for a round of golf can take you to Woodbrook Golf Club which has hosted the Irish Open or Loughlinstown Pitch and Putt for a more relaxed 18.

Other sporting options close by include Seapoint Rugby club, Shankill Football Club, the very popular Shankill Tennis Club, with indoor and outdoor courts; and Shankill Bowling Club situated adjacent to the tennis club.

Enjoy Brady's gastro pub on Shankill main street, one time voted 'Best Local Pub In Ireland'. It's even the starting point for the 'Dublin Mountains Way' 43 km trail hike to The Scalp. Try Grace's Garden, One Cafe, Street Food Outlet, and even Whelehans Wine Store and Cafe. In 2007, Shankill won the 'National Best Urban Village' award and two other awards in the Tidy Towns Competition.



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. Colmcille 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.





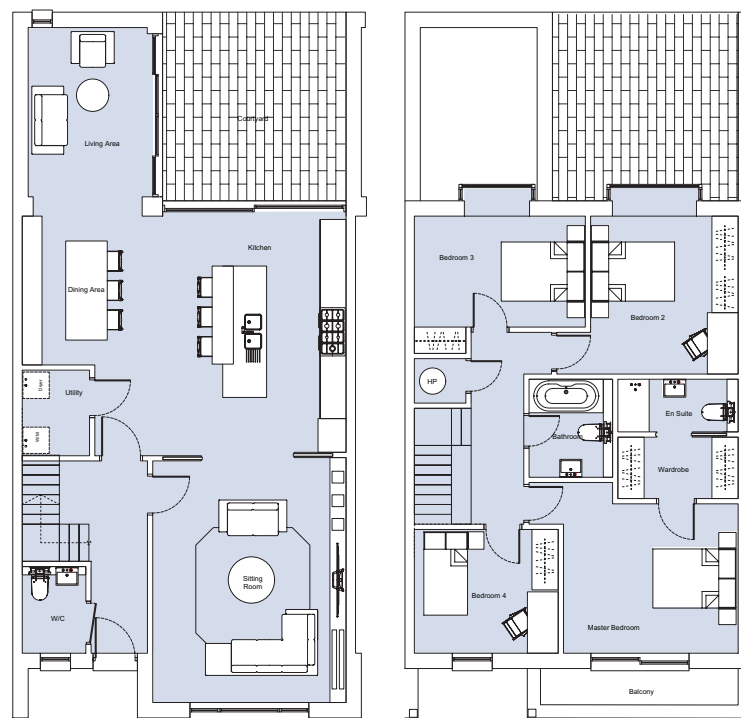
SITE LAYOUT AT EATON WAY

-  **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.



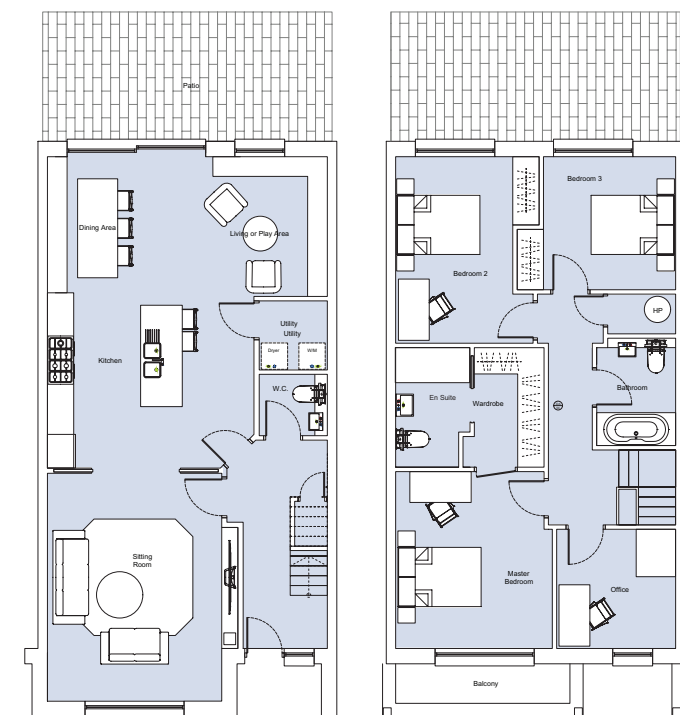
GROUND FLOOR

FIRST FLOOR

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



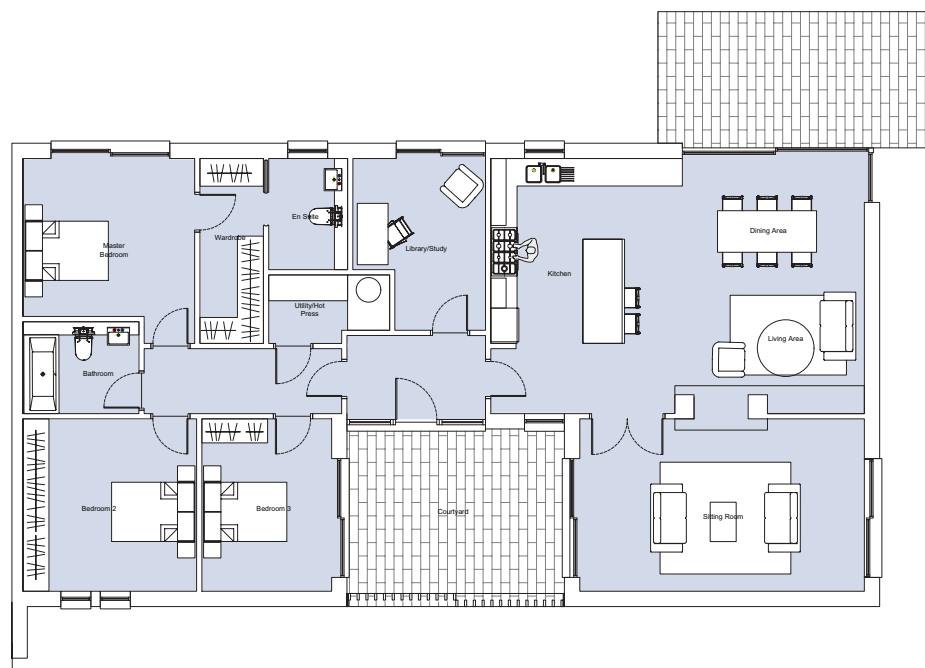
GROUND FLOOR

FIRST FLOOR

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



GROUND FLOOR

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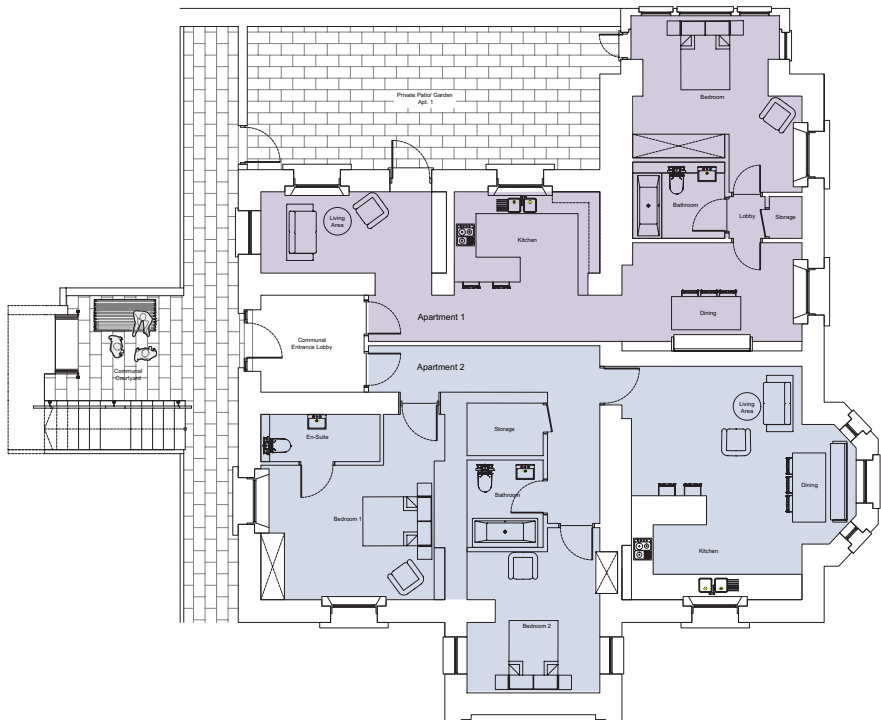




EATON BRAE HOUSE

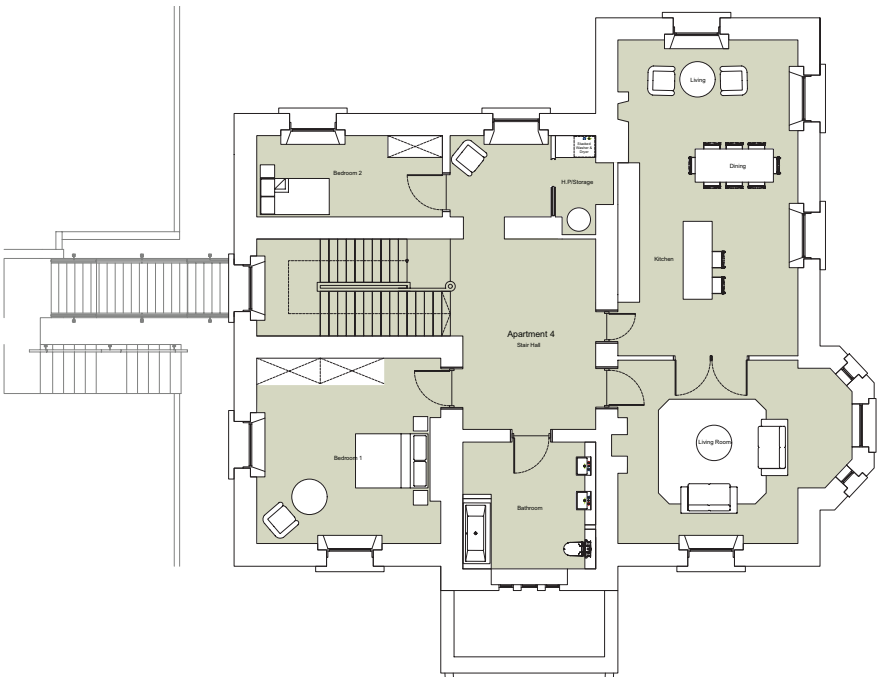
Four exclusive apartments in a sensitively refurbished 19th century Victorian Villa.

- 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.

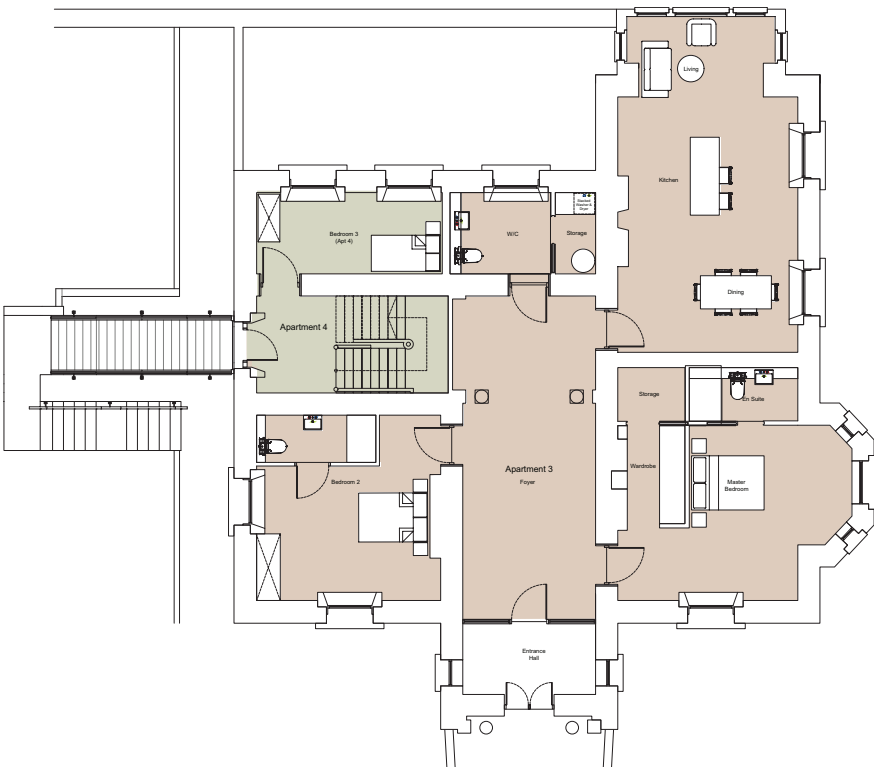


BASEMENT FLOOR

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FIRST FLOOR



GROUND FLOOR

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www.eatonway.ie



DEVELOPER



SELLING AGENT

Dillon Marshall

— New Homes —

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PSRA Licence No: 001314

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