



119 Shanganagh Cliffs, Shankill, Co. Dublin D18RX21

Beirne
& Wise



No 119 is an upgraded and extended family home ideally located in this quiet key-hole cul de sac, overlooking a leafy green and is just a stone's throw from the beautiful Shankill Beach. The stylish interior was completely transformed in 2023 with the addition of a modern kitchen/dining/ family room extension with high ceilings and tri-folding patio doors opening to the sunny south facing garden. The generous floor area extends to 112sq.m. and comprises; Entrance hall, living room, guest W.C., bright, light-filled kitchen/dining/family room and a convenient utility room completes the downstairs accommodation. Upstairs there are two double bedrooms, a single bedroom and a refurbished family bathroom.

This South Dublin location enjoys close proximity to the city centre together with the picturesque coastal town of Dalkey, Dun Laoghaire and Blackrock via the nearby Shankill Dart Station (10 min walk). The expansive Shanagangh Park with playing fields, playground and Shanganagh Tennis club is also just a few minutes walk away. The village of Shankill offers a wide selection of shops, cafes and schools making this an ideal location for young families seeking a comfortable home in popular seaside location.

Features

- Extended Family Home 112sq.m.
- Stunning Kitchen/Dining Room/Family Room
- Access To a Rear Laneway
- Comfortable C BER Rating
- Potential For Attic Conversion
- 3 Bedrooms
- Large South Facing Rear Garden (17m Approximately)
- Off Street Parking for 2 Cars
- Gas Fire Central Heating with Combi Boiler (Instant Hot Water)
- 10 mins walk to DART

Accommodation

HALL

Welcoming entrance hall with wide plank laminate wood flooring. Convenient cloak cupboard.

GUEST W.C.

Complete with W.C. and a wash hand basin with tiled splashback.

LIVING ROOM

2.35m x 3.86m

Well proportioned reception room with fireplace and laminate wood flooring. Large window with a pleasant leafy outlook to the front of the property.

KITCHEN/DINING/FAMILY ROOM

4.76m x 7.78m

This extended room is flooded with natural light and features two roof skylights together with wall to wall tri-folding patio doors which create a seamless transition from indoors to the large south facing garden. The kitchen is fitted with contemporary stone coloured wall and floor cupboards, complimented with a marble style work-tops and breakfast island. Integrated appliances include a ceramic hob, oven and overhead extractor fan and dishwasher. Wide plank laminate wood flooring and recessed ceiling spot-lights. This kitchen boasts generous and well planned storage, ideal for busy family living.





UTILITY
1.41m x 2.35m
With sink unit, wall shelving, plumbing for a washing machine and ample space for a fridge/freezer.

FIRST FLOOR LANDING
Boiler cupboard. Pull down ladder to access the attic.

BEDROOM 1
3.02m x 4.20m
Double bedroom to the front. Polished wooden floors.

BEDROOM 2
3.24m x 3.06m
Double bedroom overlooking the rear garden. Polished wooden floors.

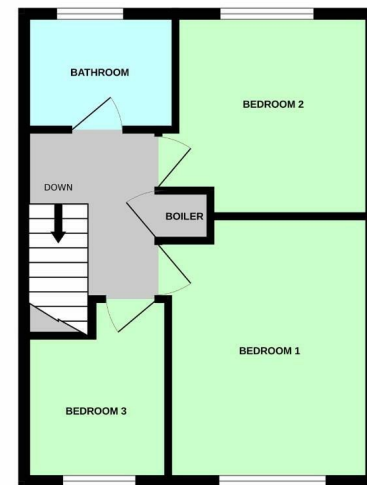
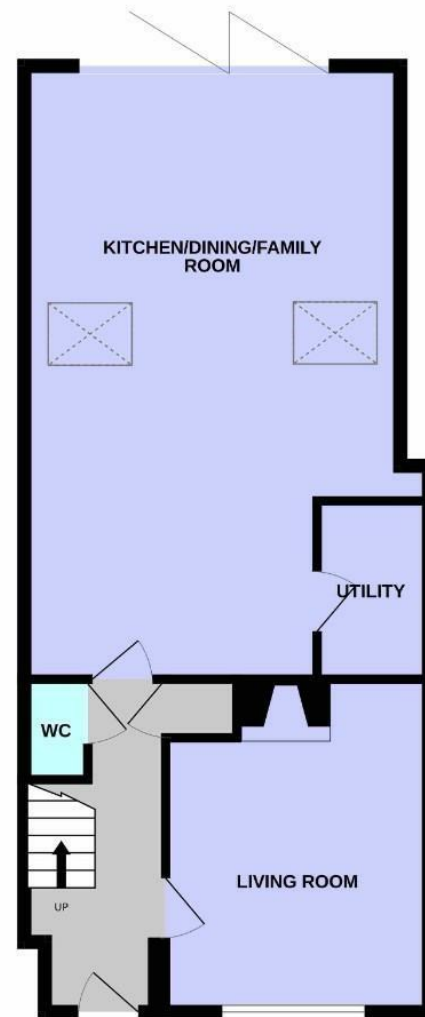
BEDROOM 3
2.35m x 2.90m
Single bedroom overlooking the front.

BATHROOM
Stylish bathroom with attractive subway wall tiling. Contemporary fittings include a W.C., circular wash hand basin pedestal with mixer tap, bath with overhead electric shower with dual shower heads and a glass shower screen.

OUTSIDE
The large front garden is fully walled and features a large gravel flower bed and the long drive allows off street parking for two cars. The rear garden is approximately 17m long and enjoys a delightful south facing orientation and wonderful sunshine throughout the day. The garden is laid mainly in lawn, is securely fenced and has the benefit of rear access to communal laneway. External lights and garden tap.

B E R
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