

For Sale by Private Treaty



“Robindale”

5 Eaton Brae,
Shankill, Co. Dublin



4 Bedroom Detached House
c.179sq.m. / 1,927sq.ft.



FINNEGAN
Menton



Location:

“Robindale” boasts an enviable location; it enjoys the best of both worlds, tucked away from the hustle and bustle on the old grounds of Eaton Brae House, in a discreet cul de sac off the “sea end” of Corbawn Lane, while still enjoying easy access to every conceivable amenity. Situated within a stone’s throw of Shankill Village with extensive shopping facilities and eateries, some of Dublin’s choice primary and secondary schools are also within close proximity as are the recreational facilities of Shanganagh Park, Shankill Tennis Club and of course Shankill Beach. The property is located within easy reach of the City Centre and all coastal destinations with excellent transport links including the N11, M50, Dublin Bus QBC and Shankill Dart station.

Description:

Finnegan Menton take great pride in bringing “Robindale” to the market. Immediately upon entering this charming family home, a warm and welcoming atmosphere greets you, and a sense of the many years of family living enjoyed by the long term owners is felt throughout. The well proportioned living spaces and light-filled, versatile accommodation, extend to c. 79 sq.m. and offers huge potential to any discerning purchaser seeking to put their own stamp on a substantial family home in this sought after neighbourhood and mature coastal location.

Huge scope to extend is on offer here (s.p.p.), with ‘Robindale’ enjoying larger than average rear gardens for the road, and a garage suitable for conversion (s.p.p.). As it stands, the impressive rear garden, accessed from either side passage, enjoys a Westerly aspect and huge privacy, providing an ideal setting for relaxing, recreation and al-fresco dining in the evening sun, where the tranquil nature of this mature and leafy neighbourhood can really be appreciated. Ample off-street parking and sizeable front lawns complete the c.0.37 acre site.

Features:

- Wonderful family home offering huge potential to extend (s.p.p)
- Exclusive cul de sac setting on the grounds of Eaton Brae House
- Large sunny gardens of over 0.37acres/0.15hec approx.
- West facing rear garden Ample off-street parking and garage
- Close to DART / LUAS, a few minutes’ drive onto N11/ M50
- Within easy reach of schools, shops and the beach
- Close to Shanganagh Park and Shankill Tennis Club
- Oil Fired Central Heating from Aga
- Telephone points
- Television points
- Broadband available

Ground Floor

Living Room

c.6.5m x c.3.8m (c.21’5” x c.12’5”)

Kitchen

c.4.8m x c.2.9m (c.15’8” x c.9’5”)

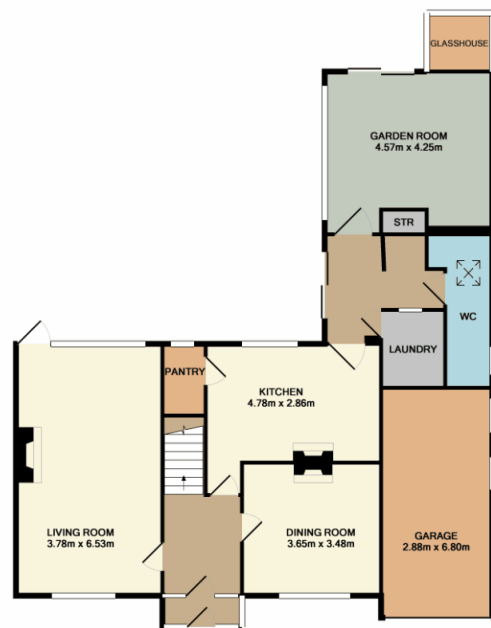
Dining Room

c.3.7m x c.3.5m (c.12’ x c.11’5”)

Garden Room

c.4.6m x c.4.3m (c.15’ x c.13’11”)

W.C.



GROUND FLOOR

First Floor

Bedroom 1

c.13.8m x c.3.6m (c.12’5” x c.11’9”)

Bedroom 2

c.3.7m x c.2.9m (c.12’1” x c.9’5”)

Bedroom 3

c.4.7m x c.3.0m (c.15’3” x c.9’10”)

Bedroom 4

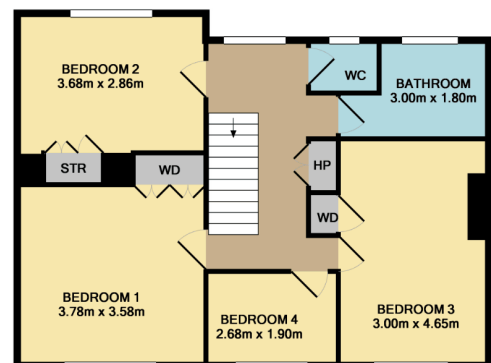
c.2.7m x c.1.9m (c.8’10” x c.6’3”)

Bathroom

c.3.0m x c.1.8m (c.9’10” x c.5’11”)

W.C.

c.1.8m x c.0.8m (c.5’11” x c.2’8”)



1ST FLOOR



BER:

B.E.R.: G 634.5 kWh/m²/yr
 B.E.R. Number: 110805793

Title:

We understand the title is held Freehold

Price:

On Application.

Viewing:

By appointment only with sole agents Finnegan Menton
 Contact Eugene Brennan on 01 614 7900



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