



6 The Elms, Crinken Glen
Shankill, Dublin 18



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Features

- Bright and spacious family home in this highly desirable location
- Close to all of the conveniences Shankill has to offer
- Three generous bedrooms
- Accommodation extending to approximately 94 sqm (1,012 sqft)
- Beautiful and pleasant sunny garden to the rear of the home
- Off street parking for one car
- Wired for alarm
- Gas fired central heating

A delightful semi-detached house on this lovely tree-lined road, 6 The Elms is a perfect house for a growing family or those looking to look near all of the conveniences that Shankill village has to offer. Having been very well-maintained and cared for over the years, this excellent home will appeal to a broad range of buyers due to its location of utmost convenience.

The property itself briefly comprises entrance hall, off which is a large living room with double doors opening into a kitchen/dining room. This in turn opens into a bright conservatory leading into the garden, while there is also a utility room and shower room on this level. Upstairs are three generous bedrooms and a family bathroom. The rear garden is laid out in patio with mature shrubbery surrounding and a timber barna shed, while to the front is a driveway with patio area and side passage leading around the side of the house.

The location of this delightful home is that of unparalleled convenience being within a few minutes' walk of the superb conveniences in Shankill Village with its excellent range of facilities and amenities including shops such as Tesco Express, restaurants, Brady's pub as well as Lidl supermarket and Costa Café. The area is very well served by public transport links including the local DART station and numerous bus routes as well as the LUAS at Cherrywood. The N11 and M50 interchange are both within easy reach of the property and provide ease of access to and from the city centre and hinterlands.

There is also a wide selection of recreational amenities close by including golf, rugby, GAA and football clubs as well as pleasant walks along Shankill Beach just a stone's throw away, over Killiney and Dalkey hills and Shanganagh Park with its fields and playground, Shankill Bowling Club and Shankill Tennis Club. An excellent number of primary and secondary schools are within easy reach to include Rathmichael National School, St. Anne's and St. Gerard's, just to mention a few.



Accommodation

Entrance Hall: 1.75m x 3.4m (5'9" x 11'2") with glazed front door with glazed panel to the side, under stairs storage, wooden flooring & door to

Living Room: 3.35m x 4.9m (11' x 16'1") with wooden floors, window overlooking front, log burner, granite hearth & surround & granite mantel, double doors leading to

Kitchen/Dining Room: 5.25m x 4.4m (17'3" x 14'5") with wooden floor in dining area, tiled floor kitchen area, range of wall and floor presses and drawers, single bowl stainless steel sink, space and plumbed for dishwasher, Zanussi 4 ring gas hob and gas oven, tiled splashback, double doors leading to

Conservatory: 2.25m x 2.3m (7'5" x 7'7") with tiled floors, glazed walls and roof, double doors leading to rear garden

Utility Room: 1.35m x 2.35m (4'5" x 7'9") with tiled floors, Logic

18 gas boiler, plumbed for washing machine & dryer, glazed door leading to garden and door leading to shower room

Shower Room: With WC, WHB, tiled splashback, step in shower with tiled walls, tiled floors, window to rear

Upstairs

Landing: Styra access to attic, shelved hot-press, wooden floors

Bedroom 1: 3.45m x 3.65m (11'4" x 12') with window overlooking rear, built-in mirrored Sliderobes, wooden floors

Bedroom 2: 2.7m x 4.2m (8'10" x 13'9") with window overlooking front, built-in mirrored Slidedrobes, wooden floors

Bedroom 3: 2.45m x 2.75m (8' x 9') with window overlooking front and built in mirrored Slidedrobes, wooden floors

Family Bathroom: With tiled floor, tiled walls, WHB, with vanity storage unit over, bath with overhead electric Mira shower, WC, bidet

Outside: To the front there is off-street parking for one car, raised patio with mature shrubbery, pedestrian gate with side access to the back garden. The back garden is very private with tiled patio, mature hedging and shrubbery, to the side Barna shed and concrete boiler house.

BER Information

BER: C1. BER No: 115182339

EPI: 2166.25 kWh/m²/yr.

Eircode

D18 E0E4



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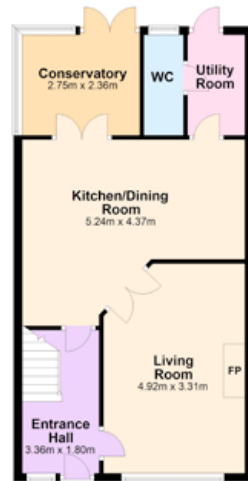
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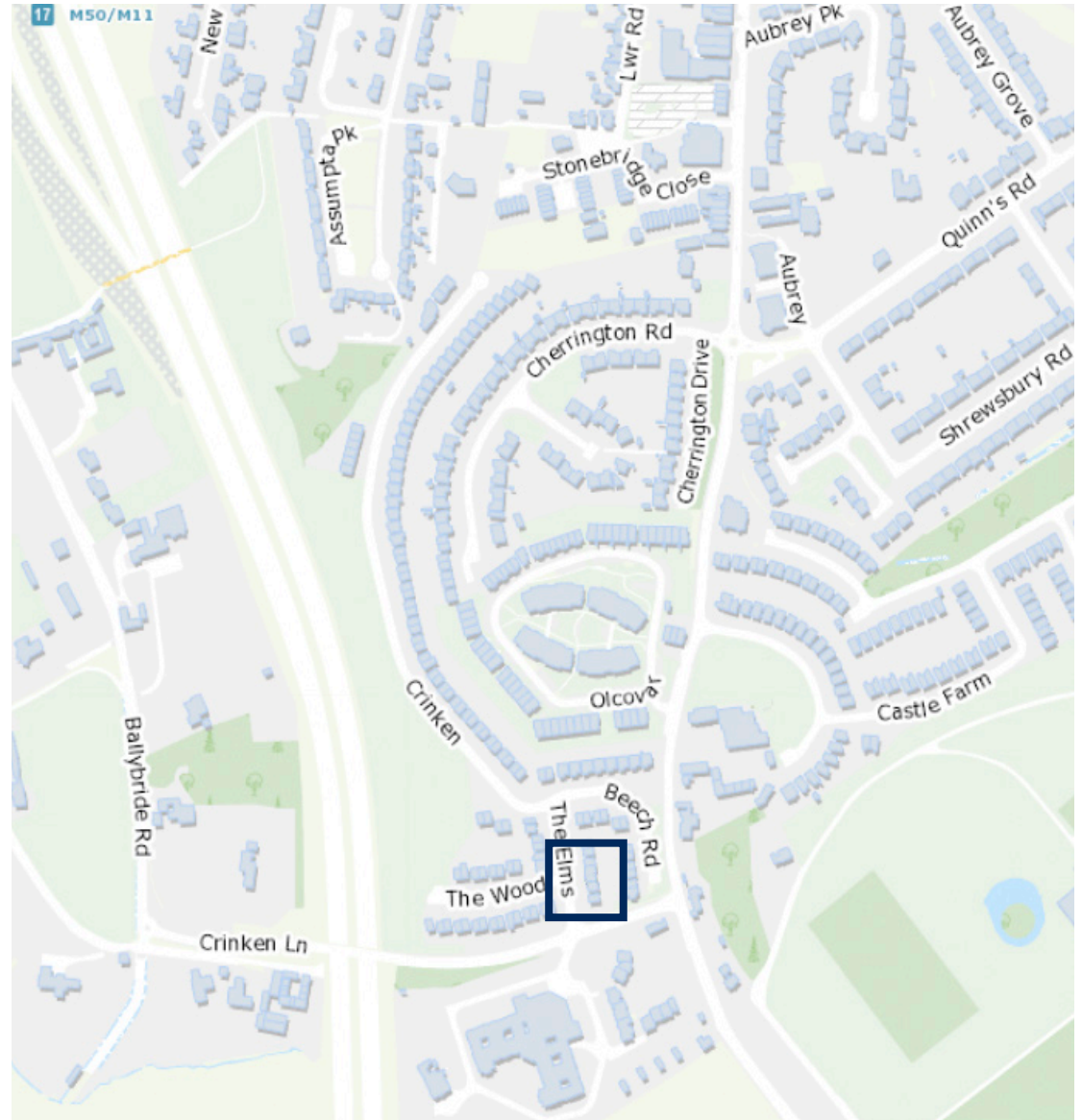
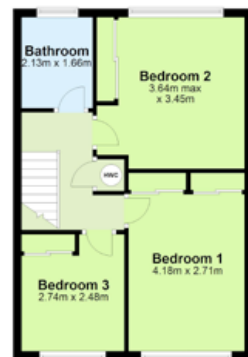
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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