

DK

DAPHNE KAYE
& ASSOCIATES



86 Dorney Court,
Shankill,
Co. Dublin.

BER **D1**

86 Dorney Court, Shankill, Co. Dublin.



Ideally positioned fronting an open green with an enviable all day sunny south orientation to the rear, 86 Dorney Court is an attractive 3 bedroom family home set in a tranquil leafy development in a very popular location. The bright interiors extend to c. 107 sq m (1,150 sq ft) and are enhanced by the spacious converted attic room that offers great flexibility of use. Tastefully appointed this fine property is presented in excellent condition.

The well balanced accommodation comprises an Entrance Hall, Living Room and a generous kitchen/Breakfast Room. At 1st floor level, are the 3 bedrooms and family bathroom. There are gardens to the front and rear. To the front there is front of house off street car parking. The side entrance leads to the maintenance free walled rear garden extending to 34'. At the back of the garden is a large 'Steel Tech' Outhouse measuring 17' x 10' that is insulated to a high specification.

This prime family location is within a leisurely stroll of Shankill Village with its selection of shops, schools and restaurants, the DART and the newly opened Lidl. Easy access is afforded to the N11, M50, QBC and the 145/84X bus routes

Other attractions in the area include Shanganagh Park, tennis and rugby clubs, the beach and Shankill shopping centre which is currently being redeveloped.

SPECIAL FEATURES

- Bright interiors of c. 107 sq m (1,150 sq ft)
- Converted attic space offering great flexibility of use
- Well presented and tastefully appointed
- All day sunny south orientation
- Prime family location close to Shankill Village and the DART.
- Double Glazed
- Oil fired central heating (Grant Boiler and Rielle burner)
- Security alarm
- Solid oak timber floors and doors
- Insulated Steel Tech shed with electricity measuring 17' x 10'



ACCOMMODATION

Entrance Hall:

with attractive leaded glass detail in Hall door. Solid oak timber floor. Under stairs storage.

Living Room: 4.87m x 2.92m (16'0" x 9'7")

Solid oak timber floor. Attractive timber fireplace with slate inset and slate hearth.

Kitchen/Dining Room: 4.67m x 3.88m (15'4" x 12'9")

With superb range of fitted units incorporating illuminated work top areas with tiling surround, stainless steel sink unit, integrated fridge and freezer, integrated dishwasher, integrated washing machine and integrated condensing dryer, stainless steel double oven, ceramic hob and stainless steel extractor. Tiled floor. Patio doors to outside.

Solid oak stairs to First Floor

Landing:

Bedroom 1 : 4.31m x 2.81m (14'2" x 9'3")

Wall to wall built-in Sliderobes.

Bedroom 2: 4.31m x 2.67m (14'2" x 8'9")

Wall to wall built-in Sliderobes.

Bedroom 3: 2.44m x 1.96m (8'0" x 6'5")

Bathroom: 2.31m x 1.65m (7'7" x 5'5")

Suite comprising of bath, Mira Elite power shower, pedestal wash hand basin, wall mirror and WC. Tiled floor and fully tiled walls.

Hot Press.

Insulated cylinder fitted with dual immersion. Oak timber staircase to:

Attic Room: 3.79m x 3.04m (12'0" x 10'0")

with large window, under eaves storage and recessed lights.

OUTSIDE

The wide side entrance leads to the maintenance free walled rear garden extending to 34'.

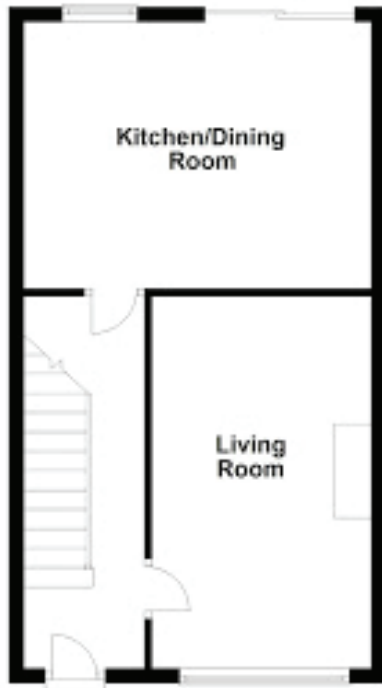
At the back of the garden is a large 'Steel Tech' Outhouse measuring 17' x 10' that is insulated to a high specification 25 ml insulation and 100 ml insulation underneath the floor. With power.

BER DETAILS

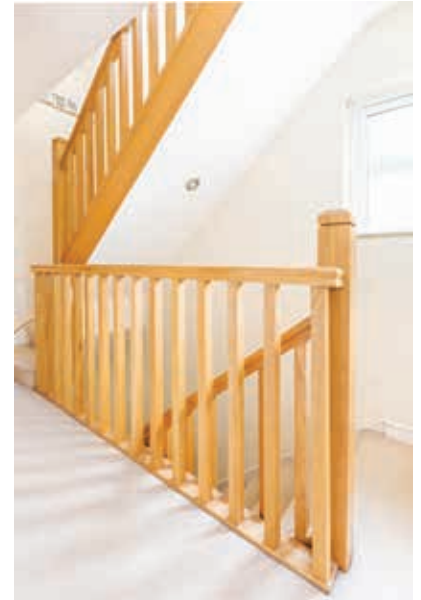
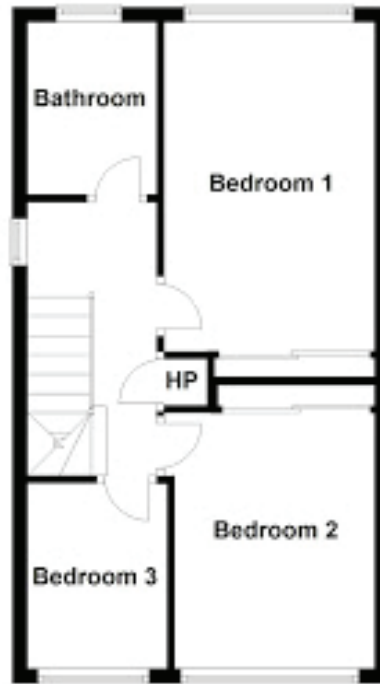
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FLOOR PLANS

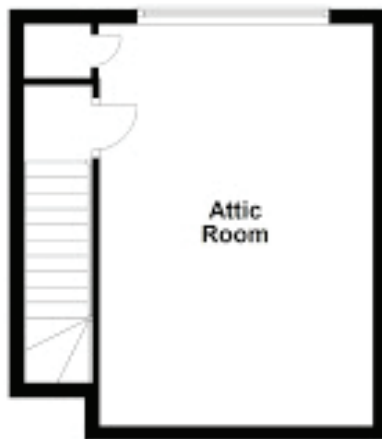
Ground Floor



First Floor



Attic



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