

Hamptons

INTERNATIONAL



90 Shanliss Avenue, Santry, Dublin 9, D09XH31

3  1  2 

GUIDE PRICE

£460,000

(€525,000)

Property details



Attributes




-  Gym
-  Private parking
-  Garden

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Description

3 bedroom house for sale DNG are delighted to present No. 90 Shanliss Avenue to the market, an attractive three bedroom semi detached family home with the added benefit of a substantial detached studio to the rear, offering exceptional versatility for modern family living. The property has been carefully maintained and upgraded by its current owners, presenting in excellent condition throughout. Internally, the accommodation briefly comprises an entrance hall, spacious living room with feature fireplace, dining room overlooking the rear garden, fitted kitchen, and a separate breakfast room with direct garden access. Upstairs there are three well proportioned bedrooms, including two generous double bedrooms, together with a modern shower room. The third bedroom is currently utilised as a home office, while the detached garden studio offers valuable additional space ideal for remote working, hobbies, a gym, creative workspace or a variety of other uses. A particular feature of this home is the impressive rear garden, which has been thoughtfully landscaped to provide multiple seating and entertaining areas, mature planting, and excellent privacy. The detached studio further enhances the property's appeal and flexibility. Shanliss Avenue is a mature and highly regarded residential location ideally positioned close to an extensive range of local amenities. Residents benefit from easy access to Omni Park Shopping Centre, DCU, IKEA, Northwood Retail Park and Dublin Airport. The area is well served by a selection of cafés, restaurants, shops and supermarkets, while excellent public transport links provide convenient access to Dublin City Centre and surrounding areas. For outdoor enthusiasts, several recreational amenities are located nearby including Ellenfield Park, Santry Demesne, Albert College Park and the popular DCU Sports Campus. Sporting facilities in the area include St Kevin's GAA Club, Whitehall Colmcille GAA Club, Trinity Gaels GAA Club, ALSAA Sports Complex and a range of football, rugby and fitness facilities. Families are particularly well catered for, with an excellent choice of primary and secondary schools within easy reach, including Our Lady of Victories National School, Virgin Mary Boys National School, Scoil an tSeachtar Laoch, Ellenfield Community School, St Aidan's CBS and St Mary's Holy Faith Secondary School. Combining generous accommodation, a versatile detached studio, a superb rear garden and a highly convenient location, No. 90 Shanliss Avenue represents an excellent opportunity to acquire a quality family home in one of North Dublin's most established residential areas.

Porch 1.36m × 2.03m 90 Shanliss Avenue enjoys an attractive position within this established residential area. Upon approach, a covered entrance porch with decorative canopy leads to the front door, while a gated side access offers a practical route to the rear garden.

Entrance Hall 4.01m × 1.75m The entrance hall provides a warm welcome to the property, featuring wood effect flooring and a staircase leading to the first floor. The space is bright and well presented, with a glazed door allowing natural light to filter through from the rear of the home.

Living Room 4.01m × 3.91m Located to the front of the property, this comfortable reception room enjoys a large picture window overlooking the front garden, filling the room with natural light. A feature fireplace creates an attractive focal point, while the generous proportions allow ample space for both seating and everyday family living. The room is tastefully decorated and flows through to the dining room.

Dining Room 3.30m × 3.45m Positioned to the rear, the dining room is a bright and versatile space with wood effect flooring and sliding patio doors opening directly onto the rear garden. There is ample room for a family dining table, making it an ideal setting for both everyday meals and entertaining guests.

Kitchen 3.20m × 2.21m The kitchen is fitted with cream shaker style wall and floor units, complemented by wooden worktops. A stainless steel extractor hood provides a contemporary touch, while the layout offers excellent storage and workspace. The room benefits from views towards the rear garden and features an attractive archway connecting to the breakfast room, creating an open and sociable feel.

Breakfast Room 3.14m × 2.21m Located just off the kitchen, the breakfast room provides a charming additional living space overlooking the rear garden. Decorated in soft tones, it offers an ideal spot for informal dining, morning coffee or simply enjoying views of the garden throughout the day.

Landing 2.71m × 1.17m The first floor landing is bright and welcoming, enhanced by a side facing window that allows natural light to flood the space. Access is provided to all first floor accommodation.

Bedroom 1 4.39m × 4.02m A spacious double bedroom positioned to the front of the property, featuring a striking feature wall and an extensive range of fitted wardrobes spanning one wall, providing excellent storage. The room offers generous floor space and enjoys a pleasant outlook to the front.

Bedroom 2 2.71m × 4.02m Another well proportioned double bedroom overlooking the rear garden. The room is bright and airy, offering ample space for bedroom furniture and benefiting from a peaceful outlook.

Bedroom 3 / Office 3.22m × 2.22m Currently utilised as a home office, this versatile room offers flexibility to suit a variety of needs including a bedroom, nursery, dressing room or study. Fitted shelving and work surfaces maximise practicality,

making it an excellent workspace for those working from home. Shower Room 1.66m x 1.80m The shower room is fitted with a modern white suite comprising a walk in shower enclosure, wash hand basin and WC. Contemporary wall finishes and a window providing natural ventilation complete the room. Studio/Garden room: 3.61m x 4.67m Positioned at the end of the garden, this space has multiple uses, home office, gym, teenage den etc. Gardens: To the front, a low maintenance front garden finished in stone chips and a driveway providing off street parking. The rear garden is a particularly appealing feature of the property, offering a generous and private outdoor space designed for both relaxation and entertaining. Immediately outside the house is a paved patio area, ideal for outdoor dining and summer gatherings. Beyond this, a large gravelled section provides further seating and recreational space, bordered by a variety of mature shrubs, plants and established planting that add colour and interest throughout the seasons. A substantial detached studio is positioned at the rear of the garden and offers excellent additional accommodation. With generous proportions, this versatile building could be utilised as a home office, hobby room, gym, creative workspace or





















Location



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+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com