

For Sale

By Private Treaty

Guide Price

€1,775,000

grimes[®]



4 Bed Detached House – c 249m² / 2,680 ft²

FOR SALE BY PRIVATE TREATY

3 Abbots Hill

Malahide

Co. Dublin

K36 FP38

PSRA No. 001417



grimes.ie
PSRA Licence No. 001417

DESCRIPTION

Grimes are truly delighted to bring this superior 4 bedroom detached residence to the market. Abbotts Hill was developed in the early 2000's by Gem Construction. Located just off the Coast Road and beside the Grand Hotel there is a wealth of local amenities within easy reach.

The elevated site on which Abbotts Hill stands was in its heyday the old Malahide golf course. Today 40 homes of various sizes are now located on its 11 acres.

The property is accessed via electric gates which lead to an extensive cobble locked driveway providing excellent off street parking amid mature planting. Side entrances lead to professionally landscaped South facing garden to the rear.

Accommodation is spacious and very well appointed throughout. Attention to detail and fine craftsmanship is evident throughout the 4 bedrooms (two of which are en-suite) open plan Kitchen/Diningroom, Family room, Living Room, Office, Utility and family bathrooms.

Malahide Village is a stunning and highly sought after coastal location offering an abundance of renowned restaurants, boutiques, coffee shops, bars and local shopping facilities. Malahide Castle and Demesne is just a short stroll away with its 270 acres of parkland including wooded paths, grass fields and unmarked forest trails, children's playgrounds and Avoca Café.

Well served by DART and train station Malahide is also convenient to Dublin Airport as well as the M50/M1 motorway.

Malahide beach is a 10min walk from the village and stretches 2km encompassing a mix of dunes, golden sands, footpath and promenade incorporating the Estuary and Maria. There is a beautiful coastal walk the length of the beach to neighboring Portmarnock Beach.

A wonderful and rare opportunity to purchase a superior detached home in this highly sought after, prestigious location. Viewing comes highly recommended.



ACCOMMODATION

Reception Hall 6.75m x 2.67m	Beautiful reception hall with tiled floor, coving and a combination of recessed and pendant lighting. Split level ground floor with beautifully crafted staircase leading to the rear of the property and first floor staircase.
Living room 5.65m x 3.97m	Feature gas fireplace with raised basket and black marble hearth. Wall panelling, cornice and ceiling rose. Beautiful parquet wood flooring completes this elegant room. Steps lead to the Family room.
Family Room 5.56 x 3.97m	Elegant continuation of the panelling, cornice and ceiling rose seen in the Livingroom. Wide plank wood flooring. French doors lead to the rear patio and garden,
Office 4.74m x 4.08m	Located to the front of the property and off the Reception hall. Feature parquet wood flooring, panelling and bespoke storage units. Cornice and recessed spotlights.
Kitchen / Dining Room 4.46m x 4.14m / 5.38m x 2.70m	Extensive fitted kitchen with granite work tops and undercounter lighting. Island with sink, wine fridge and seating area. Large range with overhead extractor. Wood flooring and recessed spotlights. Full height bay windows and french door lead from the dining area to the rear garden.
Laundry Room 1.94m x 1.91m	Fitted units with undercounter lighting, sink and tiled splashback. Plumbed for washing machine and dryer. Door to side entrance.
Family bathroom 2.03m x 1.73m	Located on the ground floor with WC & WHB.
Landing	Floodlit landing with feature apex rooflight. Closet/hot press, cornice and recessed spotlights.
Master Bedroom Suite 5.47m x 3.98m	Located to the front of the property, cornice and ceiling rose. Access to walk in wardrobe and large en-suite bathroom.
Dressing Room: 2.59m x 2.51m	Fully shelved floor to ceiling providing extensive storage.
En-Suite: 1.22 x 2.26	Large en-suite with corner shower, double ended bath tub, vanity unit and WC.
Bedroom 2: 4.08m x 3.76m	Double bedroom located to the front of the property with fitted wardrobes, cornice and recessed spotlights.
En-Suite 2:	Tiled en-suite with WC, semi recessed WHB and shower.
Bedroom 3: 4.16m x 3.93m	Double bedroom located to the rear of the property with fitted wardrobes, cornice and recessed spotlights.
Bedroom 4: 4.16m x 3.74m	Double bedroom located to the rear of the property with fitted wardrobes, cornice and recessed spotlights.
Bathroom: 2.79m x 1.71m	With tiled floor and bath area. Wood panelling to walls. Bath with shower attachment and shower screen, WC & WHB.

FEATURES

- Prestigious residential development by Gem Construction.
- Idyllic coastal location.
- Attractive brick exterior finish.
- Electric gates.
- Cobble locked driveway with extensive parking space.
- South facing rear landscaped garden.
- Low maintenance exterior and beautifully crafted interior.
- Extensive accommodation including three large reception rooms, 4 double bedrooms and 4 bathrooms.
- GFCH heating & double glazed windows.
- Located close to schools, shopping centers, train station and local amenities.
- Easy access to M1, M50, of Dublin Airport and Dublin City Centre

IMAGES





FLOOR 1



FLOOR 2





PRICE

AMV €1,775,000

VIEWING

By appointment.
Dermot Grimes.

Please contact us to arranging a viewing.
We are open from 9 am to 5.30 pm Monday
to Friday and by appointment on Saturdays.

THINKING OF SELLING YOUR PROPERTY?

We at Grimes, Skerries would be delighted to offer you a free valuation appraisal on your property. We will advise you on value, method of sale and presenting your property to it's highest potential.

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MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.75% (Green Rate for homes with an Energy Rating – BER- of B3 or better – no cashback) **Or 3%** cash back for any First Time Buyer / Trade Up & Refinance loans issuing until 31st December 2024.

2% Back -in-Cash at drawdown means we will pay you 2% of the mortgage loan amount that is drawn down. We will pay this 2% into the current account you use for mortgage repayments within two months of drawdown. (eg. €300k = €6k)

1% Back-in-Cash in year 5 means we will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the 5th year anniversary of the mortgage loan drawdown date (eg. €300k = €3k)



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