

For Sale

By Online Auction

Guide Price:

€1,550,000

grimes<sup>g</sup>



Exclusive 4 Bed Detached home c.336 sqm 3939sqft with converted attic and detached garage

FOR SALE BY ONLINE AUCTION

12 Abington

Malahide

Co Dublin

K36 NT72



grimes.ie  
PSRA Licence No. 001417

## DESCRIPTION

No 12 Abington is a substantial 4 bedroom detached family home located in this most prestigious and exclusive development. Built in 2004 measuring 366 sq m. The ground floor has a large livingroom with fireplace, orangery, kitchen/dining/livingroom, guest WC, utility room and 2<sup>nd</sup> reception room. On the first floor there are 4 bedrooms with 2 en suite and the 2<sup>nd</sup> floor/attic conversion has 2 large rooms which are currently used as bedrooms with a shared en-suite. The private grounds include a double garage which has been converted into a games room complete with bar and WC. The property is accessed via electric gates. Abington is a luxury development of 50 prestigious houses set on c.43 acres. The property is located close to the popular and picturesque seaside village of Malahide with its picturesque Yacht Club, Marina and Estuary. Also just a stones throw from Malahide Castle Demense. Malahide offers a host of amenities including fashionable boutiques, shops, fine dining and cafes. For the sports enthusiasts there are excellent sporting facilities available including golf, rugby, sailing soccer, GAA, gyms and tennis. Surrounded by mature hedging and trees, No12 offers excellent privacy with an East facing rear garden. There is also excellent connectivity to Dublin Airport, M50, bus and rail services.

## ACCOMMODATION

Ground Floor	
Entrance Foyer: 3.52 x 2.15	With tiled floor and double cloakroom area either side of the door.
Entrance Hallway: 6.12 x 3.79	Bright spacious entrance hall with triple height ceiling, sweeping feature staircase to first and second floor.
Family Room: 7.57 x 4.66	Dual aspect reception room with beautiful features including herringbone flooring, wall panelling, coving and feature gas fireplace. 2 sets of double french doors with feature fanlights lead to the orangie.
Orangerie: 5.79 x 3.67	Full height orangerie with tiled floor and apex ceiling enjoying West, North and East aspect, double doors to the garden.
Kitchen 4.58 x 3.71 / Dining 3.71 x 3.72/ Living 8.30 x 3.75	Kitchen: to the rear of the property, fitted kitchen with 2 windows overlooking the rear garden. Dining Area: with apex ceiling, fitted units and french doors to the rear patio. Door to utility room. Living area: to the front of the property with feature sash windows and wood burning stove. Tiled floor throughout.
Laundry Room: 4.15 x 1.90	Built in storage with sink, plumbed for washing machine and dryer, windows on 2 sides.
Playroom/Office: 4.94 x 3.78	Suitable as a playroom, study, additional reception room or diningroom. Tiled floor and french doors lead to the rear garden, circular roof light.



<b>First Floor</b>	
Bedroom 1: 4.68 x 4.67	Double bedroom with walk in wardrobe (2.65 x 2.79) and en suite.
En-Suite: 2.81 x 2.78	With WC, shower and separate bath.
Bedroom 2: 4.92 x 4.27	Double bedroom with access to shared en-suite
Bedroom 3: 3.79 x 3.20	Double bedroom with access to shared ensuite, fitted wardrobes.
Bedroom 4: 3.52 x 2.79	With wooden floor, built in storage and desk
<b>Second Floor</b>	
Landing	With hotpress/electrical room.
Converted room 1: 7.10 x 4.25	Dual aspect bedroom with fitted wardrobe and built in desk area. Access to shared en-suite
Converted room 2: 7.10 x 4.16	Dual aspect bedroom with fitted wardrobe and built in desk area. Access to shared en-suite.
En-suite: 2.47 x 3.52	With shower, WC & WHB and skylight.
<b>Detached Garage/ Games room:</b>	Extensive games room with pitched roof, timber beams and skylights. Wooden floor, built in bar area with storage. Guest WC & WHB, wooden floor and skylight.



## FEATURES

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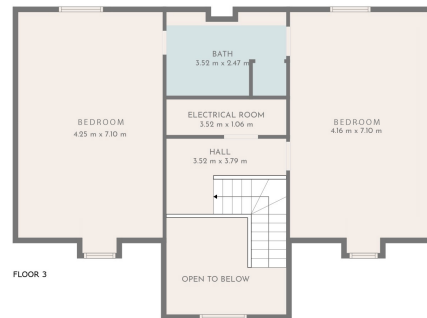
- Substantial detached family home with attractive brick exterior.
- Gas fired central heating
- Double glazed sash windows throughout
- Detached double garage converted to games room
- Private aspect within prestigious development
- Electric gates and cobble lock drive
- High ceilings throughout the ground floor

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## IMAGES







**TOTAL: 366 m<sup>2</sup>**





## PRICE

GUIDE €1,550,000 by online auction  
via **Offr.** platform

## 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.

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**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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