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246 Seapark, Malahide, County Dublin

227.6 sq.m (c.2,450 sq.ft)



## 246 Seapark, Malahide, County Dublin



DNG are proud to present to the market 246 Seapark, a most attractive double fronted detached residence providing c.227.6 sq. m. (c.2,450 sq. ft.) of generous and immaculately presented accommodation. Set in an elevated position in the highly popular Seapark development, situated just off the Coast Road and only a short stroll to Malahide village. This beautiful family home provides all the internal and external space that a growing family could require.

Built in the 1970s, this property has been upgraded by the current owners, who have extended it and enjoyed it as their family home for some years. As you walk through the front door there is a great sense of space and light throughout. The ground floor accommodation comprises entrance hall, living room with a feature window, a superb kitchen/dining room spanning the back of the house, a generous utility room and a large family room leading to the rear garden. There is also another family/TV room and guest WC on the ground floor. Upstairs there are four generous sized bedrooms (two ensembles) and a family bathroom. The home is further enhanced by a converted attic/study with views over Malahide Estuary and Lambay Island.

The front garden is mainly cobble locked with mature shrubs and plenty of off-street parking. The side passageway leads to the south facing rear garden which is private and not overlooked. It is a truly peaceful retreat, with a large variety of mature plants, trees and shrubs. There are also two good-sized patio areas ideal for summer entertaining.

Local primary and secondary schools include Saint Oliver Plunkett NS, Saint Andrews NS and Malahide Community School all just a short walk away. Malahide is a picturesque coastal town in North County Dublin which boasts a wide range of amenities. It is well serviced by schools, shops and boutiques, cafés, restaurants and pubs and offers a vast selection of recreational and sporting facilities which include Malahide Castle and demesne with its extensive grounds and parkland, a superb range of golf courses and numerous clubs and societies for boating, tennis, cricket, rugby, GAA and soccer. Malahide beach and Marina are just a short stroll. The area is served by an excellent public transport network with Malahide DART and train station close by and a number of bus routes make access to the city easy and efficient. Dublin Airport, the M1 and M50 all within easy reach.

### Accommodation

**Entrance Hall** - 5.68m x 1.91m Double doors, marble tiled floor and recessed lighting.

**Living Room** - 6.11m x 4.56m Large bright room with bay window, antique black marble fireplace with gas insert, solid oak floor, 5 speaker BOSE surround sound system and ceiling rose.

**Kitchen/Dining Room** - 5.65m x 6.77m Bespoke hand crafted Artisan fitted kitchen with large cherrywood island, Belfast sink, granite worktops, marble floor, underfloor heating, fitted with a Smeg six gas ring and double oven, integrated four speaker sound system, recessed lighting, Velux windows, plumbed with integrated Bosch dishwasher and Samsung American style fridge with filtered water system.

**Utility Room** - 4.68m x 2.37m Extra-large utility room with fitted cabinets, double sink, under floor heating, gas boiler plumbed for washing machine, skylight, wired for integrated sound system and access to side passage.

**Family Room** - 5.67m x 4.18m Large family room with feature glazed roof light, feature fireplace with gas insert, 5 speaker surround sound TV system, roman blinds, separate integrated 2 speaker sound system, double doors which opens out onto a beautifully landscaped south facing rear garden with outdoor dining areas, ideal for entertaining

**Family/TV room** - 4.66m x 2.3m Bespoke cabinets with solid wood floors, roman blinds and recessed lighting

**Guest WC** - 1.03m x 2.34m Stone whb in solid wood vanity unit, WC, marble tiled floor, plantation blind and recessed lighting.

### UPSTAIRS

**Landing** - 1.96m x 3.8m Hot press and recessed lighting.

**Master bedroom** - 4.33m x 4.58m Double bedroom with sea views, built in wardrobes, roman blinds and Velux window.

**Ensuite** - 1.27m x 2.39m Fully tiled with WC, stone whb solid wood vanity unit, Triton T90 shower, Velux window, recessed lighting, chrome radiator towel rail, extractor fan.

**Bedroom 2** - 3.76m x 4.61m Double bedroom with built in wardrobes, roman blinds, partial sea views and access to balcony to front.

**Ensuite** - 0.81m x 2.43m Fully tiled with WC, whb and Mira Vigour shower, recessed lighting, extractor fan.

**Bedroom 3** - 2.62m x 3.69m Double bedroom with built in wardrobes, roman blinds and overlooking rear garden.

**Bedroom 4** - 3.04m x 2.44m Good size single bedroom with built in wardrobes, drawer, desk and roman blinds.

**Family Bathroom** - 1.68m x 2.92m Tiled floor, WC, Heritage taps and whb set in mahogany vanity unit, freestanding heritage cast iron roll top bath with claw feet, heritage taps/shower mixer with wainscoting panelled walls, recessed lighting and plantation blind.

### ATTIC

**Room 1** - 4.48m x 3.37m With sea views to the front, laminate flooring, Velux window and under eaves storage.

**Room 2** - 3.2m x 3.4m With fitted wardrobes, laminate flooring, Velux window, under eaves storage and overlooks the private back garden

### OUTSIDE

The front garden is mainly cobble locked with mature shrubs and off-street parking for 2/3 cars. The side passageway leads to the south facing rear garden which is private and not overlooked. There are also two good-sized patio areas paved in Indian sandstone with a large variety of mature plants, trees and shrubs, large steel tech shed, external double electrical socket and outside tap.

BER: D2

BER No. 111144069

Energy Performance Indicator: 299.26 kWh/m<sup>2</sup>/yr

### Features

- Floor area approximately 227.6 sq.m (c.2,450 sq.ft)
- Cleverly extended to include a wonderful family kitchen and living area ideal for day to day living
- Sea views to the front.
- Gas fired underfloor and radiator central heating
- All ground floor internal doors are hardwood doors with hardwood skirting.
- All sanitary fittings high end (e.g. heritage bath, mixers, fittings etc.).
- Integrated wired sound system in the kitchen, utility and rear living room.
- Rear patio areas paved in Indian sandstone.
- Delightful landscaped garden to rear enjoying immense privacy and seclusion with south facing sunny aspect not overlooked.
- Large Steel Tech shed with electrical power.
- Alarmed.

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**Asking Price: €895,000**

