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For Sale

Asking Price: €1,950,000

Sherry FitzGerald



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Malin Ballygihen Avenue Sandycove
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BER A2

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.





Ideally situated in the heart of Sandycove, just steps from the sea, Malin is an exquisitely curated home that seamlessly blends elegance, comfort, and sophistication over three thoughtfully designed floors. Built in 2020 this beautiful residence, extending over 203 sq m, offers light-filled, spacious living that's ready for immediate occupancy—perfectly crafted for those who appreciate luxury in every detail.

Upon entering, you'll be welcomed by a stylish herringbone wood floor entrance hall complete with a guest w.c., leading into an inviting drawing room. The drawing room has Trunk floors similar to the hallway and a bespoke Jason Chawke wine cabinet – one which all your guests will be in awe of. The heart of the home is a superb kitchen/dining/living area featuring a custom-designed Newcastle kitchen with an island, a spacious bi-folding pantry cupboard and utility room, all floored with wide plank wood effect tile from Bath House.

The first floor offers a cozy sitting room complete with a bespoke entertainment unit by Peter Bernard, a convenient shower room, and a comfortable guest bedroom. The fourth room on this level serves as either a study or a bedroom, fitted with a single Murphy bed. Ascend to the second floor to discover the luxurious main suite, where sea views greet you. Enjoy his and hers fitted wardrobes, a stunning ensuite with a roll-top bath, and a large shower cubicle. The second floor also offers an ensuite third bedroom with plenty of storage throughout.

Malin is crafted to the highest standards, featuring Trunk

hardwood floors, underfloor heating on the ground floor, bespoke cabinetry and premium joinery throughout, triple glazed windows and a A2 energy rating.

Malin's prime location is close to the charming villages of Sandycove and Glasthule, renowned for their excellent dining shopping, and breathtaking coastal walks. The famous Forty Foot bathing area and easy access to Sandycove and Glenageary DART stations complete this perfect seaside retreat.

This is a rare opportunity to own a home of this calibre. Book a viewing now to make Malin yours and experience coastal luxury at its finest!

SPECIAL FEATURES

- Beautifully extended home over 3 levels c. 203 sq.m
- Trunk solid wood floors in hall, drawing room and study
- Bath House wide plank wood-effect tiled floors
- Newcastle Design fitted kitchen with island unit
- Air-to-water heating system
- High quality bathroom fixtures from Bath House
- Wardrobe cabinetry by BeSpace Design
- Remote control blinds throughout
- Alhva technology system with doorbell and intercom
- LED Lighting overhead heaters in rear garden. Adman steel shed with power and lighting to rear.
- Two car spaces to front. Wired for EV Charger
- Rooftop solar panels



ACCOMMODATION

Entrance hall: Bright entrance hall with herringbone Trunk solid wood floors, recessed lighting.

Guest w.c.: Part wood panelled walls, w.h.b, vanity unit, w.c. with concealed cistern and PIR motion sensor wall lights

Drawing room: Elegant reception room with wide plank Trunk solid floors, recessed lighting. Bespoke drinks cabinet.

Kitchen/dining/living area: Stunning Newcastle Design fitted kitchen with quartz countertop and splashback. Large larder cupboard with excellent storage area. Island unit with Belfast style double sink unit with Quooker tap with boiling and filtered water. Bath House wide tiled plank wood effect floor, recessed unit. Miele double oven, combi oven, warming drawer, Siemens induction hob, integrated fridge & freezer, recessed utility area. The living area which was extended has Vindr VS slimline triple glazed wall to wall windows.

Utility room: Fitted with floor and wall units, sink, washing machine, and dryer. Fridge freezer and access to understairs storage. PIR motion sensor recessed lighting.

Sitting room: Superb family room with sea view. Peter Bernard bespoke entertainment unit with storage recessed lighting.

Shower room: Part-tiled with wash hand basin, vanity, w.c. and large shower with rainwater shower head.

Bedroom 3: Double room with fitted wardrobes and recessed lighting.

Study/Bedroom 4: Features wide plank Trunk floors, recessed

lighting, fitted bed and fitted book shelves.

Bedroom 2: Double room with fitted wardrobes, recessed lighting and access to eave storage.

Ensuite: Part-tiled with wash hand basin, vanity, w.c. with concealed cistern, large shower with rainwater shower head and shower attachment. Recessed lighting.

Bedroom 1: Wonderfully bright double room with sea views, wall to wall fitted his & her wardrobes by BeSpace Design with LED lighting and recessed lighting.

Ensuite: Roll top free standing bath with claw feet, wash hand basin, vanity, large shower with rainwater shower head. Recessed lighting.

GARDEN

The beautifully landscaped garden offers an Egyptian limestone paved patio area, garden lighting, wall heaters, a concealed Adman steel shed, and custom bin storage by Aspect Design. Off street parking for two cars to the front.

BER

BER A2, BER No. 113432736

Energy Performance Indicator: 37.73 kWh/m²/yr

