



# THE BRAMBLES





## BEAUTIFUL AND LUXURIOUS DESIGNER HOME

The Brambles is a truly spectacular, architect designed, luxury detached family home of immense style and character, located in the very exclusive residential area of Streamstown, Malahide.

No expense has been spared in creating this “one-off” unique and wonderful residence, set amongst beautiful landscaped grounds. The interior exudes quality and taste in tones that are refined, complimentary and well balanced, creating an overall feeling of contemporary finesse and distinction. Exclusive modern design and the finest materials combine to make The Brambles the ideal lifestyle choice in a unique living environment.

## KEY FEATURES

- Exclusive residential neighbourhood – excellent investment
- Magnificent designer 4 bedroom, 4 bathroom family home
- Wireless GSM electronic gates
- Security alarm
- Double glazed alucad windows
- Bespoke aluminium soffits, fascia, gutters
- Stunning bespoke curved stairwell
- Outstanding flooring throughout
- Designer hand painted Peter McAuley kitchen with stone tops & premium NEFF appliances
- Top of the range STOVAX built-in multi-fuel fire
- Designer top-end sanitary ware and tiling throughout
- Bespoke cornices and stunning joinery
- Solar panels & CAT 5 wiring throughout
- Beautiful landscaped gardens
- Feature external lighting
- Convenient to Malahide village, Dublin Airport and roadways.
- BER A3 Rating

A home unique to the market and ideal for a family seeking a sophisticated modern property in a peaceful, established residential sylvan setting.

## SYLVAN LIVING AT ITS BEST

The mature trees that surround this home enhance the natural beauty of the sylvan setting and landscaped grounds of this residence. Streamstown has a unique country feel yet is just minutes walk/drive from the village and the castle.

## SETTING HIGH STANDARDS. QUALITY BUILT. LONGEVITY IN MIND

Every detail is designed to enhance the way you live. The finest materials and fittings contribute to a home of unsurpassed luxury combined with thoughtful practicality. The windows are aluclad and the fascia, soffits and gutters are aluminium so maintenance is minimal.

## TRINITY OF LUXURY AMENITIES IN MALAHIDE

- (1) superb shopping, leisure and sporting facilities
- (2) extensive transport facilities
- (3) vast sandy beaches and recreational facilities including Malahide castle and marina

Destination	Distance	Drive Time
Malahide castle	1.4km	3 minutes
Malahide village	2.9km	7 minutes
M50	6.5km	9 minutes
Airport	5.4km	8 minutes
Dublin City Centre	12.1km	23 minutes

The Brambles is extremely well located in the affluent Streamstown suburb in Malahide, just 12.1km north of Dublin city centre. It is well serviced by DART, mainline trains and bus services. It is within easy reach of Dublin Airport, M50 and M1 motorways. Malahide village and its marina offers an abundance of retail facilities and restaurants. Malahide also boasts a wide range of recreational and sporting facilities including Malahide castle and gardens, a major attraction for tourists and families, making this home the perfect choice for your family.



# CLASSIC YET CONTEMPORARY EXTERIORS



## EXTERIOR FEATURES

Approached through GSM controlled electronic security gates, the front is laid with natural stone granite sets and pavers and gravel driveway. The grounds are a beautiful feature of this property and so much effort has gone into the design of this sylvan plot. There is access to the rear on both sides of the house, leading onto a very large sandstone raised patio area, ideal for entertaining. Large granite steps create an imposing entrance to the front, the side and the rear of this stunning property.

- Cut-stone boundary wall
- Electric entrance wooden gates with wireless GSM intercom with remote access
- Bay windows with brick feature
- "The Priory" 4 panel prestige hardwood front door with 4 granite step entrance
- PassiV Aluclad double glazed windows and patio doors by Munster Joinery in pebble grey (exterior) and chalk white finish (interior) with low u-values (1.2 or less) for energy efficiency
- Triple glazed Velux rooflights
- Bespoke maintenance-free aluminium fascia, soffits and gutters
- Gallegas premier Spanish natural roof slates
- Solid concrete blockwork and concrete flooring throughout
- Landscape architect designed garden and grounds
- Granite stone steps, pier and wall capping, cills, driveway slabs. Natural courtyard sets at gate and around the driveway and pathways by McMonagle Stone & All Stone Masons
- Honeycomb base installed for maximum permeability and stability of gravel stone on driveway
- Extensive raised patio area in Raj green sandstone with built in flower box beds and lighting
- Double granite stone cappings on the gate piers with uplighters
- Granite nameplate & postbox
- External weather proof power points
- External water taps to the front and rear
- Preservation of existing mature trees
- Hedging planted around back and side boundaries, gardens landscaped, complete with rolled out lawn



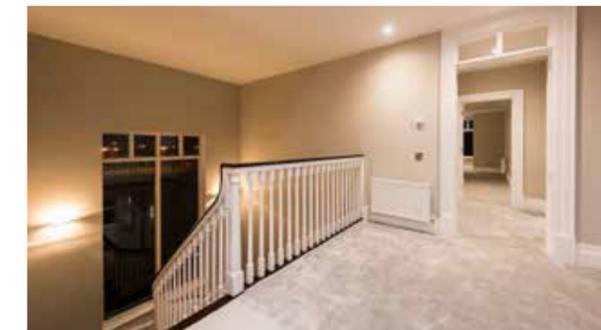
# SPACIOUS AND LUXURIOUS INTERIORS

## INTERIOR FEATURES

The ground floor and first floor accommodation are magnificently arranged around the bespoke circular stairwell by Dunnes Joinery and the floor to ceiling feature window showcases the beautiful garden behind. The double entrance hall with the limed oak parquet tiled floor, bespoke joinery and feature staircase sets the luxurious tone of this home immediately. The entrance hall flows into the elegant sitting room, kitchen and dining room which interconnects with the family room – ideal for modern family living today. There is also a beautiful panelled guest WC and a utility room/cloakroom/home office to complete the accommodation on this floor. Stunning floor to ceiling box windows in the dining room and living room make this home a truly spectacular space to live in.

At first floor level, there are two very luxurious master bedroom suites with designer ensembles and walk-in wardrobes by Peter McAuley. There are two further bedrooms with built-in wardrobes and study desks and a family bathroom.

- Extra high 3.105m/10.187ft ceilings throughout ground floor level
- Bespoke extra high skirtings, architraves and joinery
- Bespoke 4-panel hardwood doors with chrome ironmongery
- Stunning designer solid oak wood curved staircase
- Feature full height window in the hall
- Exceptionally large windows throughout the home and feature roof lights
- Designer coving downstairs plus 2 master bedrooms upstairs
- Designer hand painted kitchen with feature large family island
- Utility/home office/cloakroom with full size freezer
- Feature guest WC with panelled walls
- Chalk white internal window frames with external durable powder coated aluminium paint finish
- Colourtrend painting throughout
- Parquet tiled flooring in hallway. Large plank tiled floor in kitchen/utility room.
- Smoked, hand scraped, white oiled, semi solid floating wood flooring in family room and lounge



## PASSIVE HOUSE CHARACTERISTICS AND ENERGY EFFICIENCY

- BER A3 no -110571247
- Highly insulated Intello air tightness to all external window and door openings to minimise heat loss
- High performance internal pipe insulation to reduce heat loss
- 150mm Xtratherm underfloor and 120mm Xtratherm full fill-in cavity insulation
- 2 layers of 200mm Knauf Earthwool used between rafters & roof joists as per the BER report
- Extra thick Rockwool laid between ceiling joists
- AluClad windows and doors offers excellent airtightness and water tightness ratings. Low E windows. Argon filled with low emissivity coating to reflects heat back into the room.
- Central heating system with seasonal efficiency of 93% or better with radiators, hot towel rails, 500 litre hot water cylinder and PV panels.
- Inset Stovax Studio 2 wood burning fire in family room with a riva steel bench
- Inset Radiance electrical fire in the lounge
- Energy saving LED lighting both internally and externally

## INTERNAL JOINERY

- Hardwood bespoke painted staircase with Oak Handrail by Dunnes Joinery
- Specialist increased height hardwood internal doors with two large panels
- Concealed sliding doors between kitchen and family room
- Bespoke architrave and extra high skirting throughout this elegant home
- Panelled guest WC
- Custom made designer radiator covers in the hall by Peter McAuley in Charleston Gray

## ELECTRICS

- Generous low energy lighting, TV, Phone and power points
- CAT 5 cabling
- Substantial 5amp switches
- Digital TV connections in every room
- USB charging points in multiple rooms
- Heated towel rails in bathrooms
- Large array of Solar photovoltaic panels which reduces the energy bills of the occupier
- Infrastructure installed for media providers
- Designer satin chrome sockets and switches throughout & substantial recessed lighting
- Special high voltage recessed lighting in all bathrooms and walk-in wardrobes to maximise visibility
- Wired for feature light in the hallway above the stairwell
- Feature 5-lamp designer chrome light fitting in the kitchen
- Substantial driveway lighting, flower bed lighting, step and wall lighting



## KITCHEN

- A stunning hand painted wood kitchen from craftsmen Peter McAuley Kitchens with stone worktop and central island unit with a solid stone and solid walnut worktop.
- Extra high specially designed units
- Hand painted kitchen in Colourtrend Temperance & island in Farrow & Ball Charleston Gray
- Stone worktops and upstands with additional feature solid walnut worktop on island
- Under counter LED lighting
- Large larder press
- 4 bin systems
- Soft close drawers and cupboards
- Quooker tap-boiling; tap-water filter; tap-normal hot/cold – all-in-one
- High Quality Neff Appliances throughout
  - >> Neff Induction hob on the island with the latest in-built surface mounted extraction system
  - >> Neff Combination microwave; Neff oven, Neff full-height fridge; Neff dishwasher; Neff double-height freezer in utility room

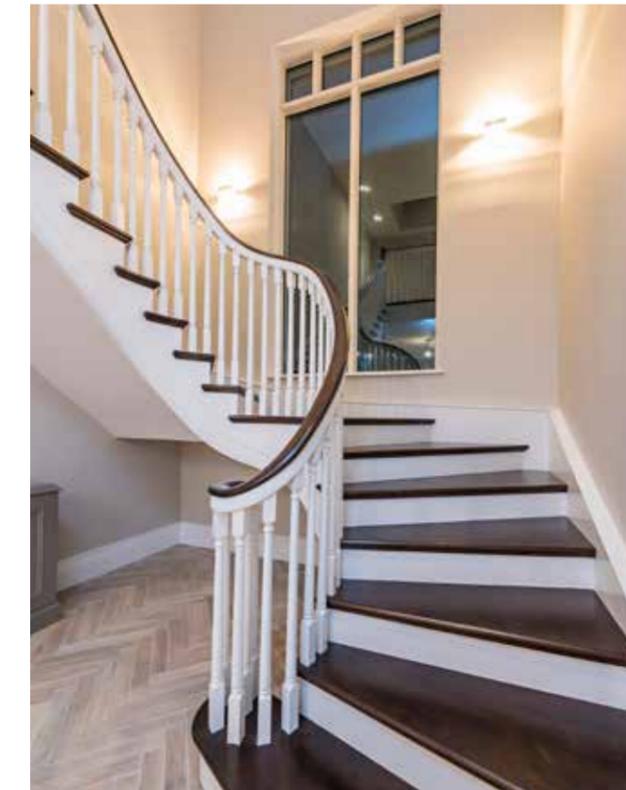


## WARDROBES

- Master bedroom & bedroom 3 have walk-in closets with limed oak interiors by Peter McAuley
- Bedroom 1 and 2 have Dakar Wardrobes with a desk in each bedroom, ideal for families with children

## BATHROOMS AND ENSUITES

- Stunning contemporary Villeroy & Bach sanitary ware throughout
- Keramag Design Mattis Freestanding resin bathtub
- Walk in low step showers trays with Cannes walk-in glass panels
- Hansgrohe raindance chrome showerpipes throughout with dual heads
- Designer thermostatic mixers and stylish chrome taps
- Geberit flush plate WC systems throughout
- Kohler shower enclosure
- Floor to ceiling high quality porcelain tiles throughout
- Roseberry Collection by Utopia guest WC designer wall hung two drawer unit



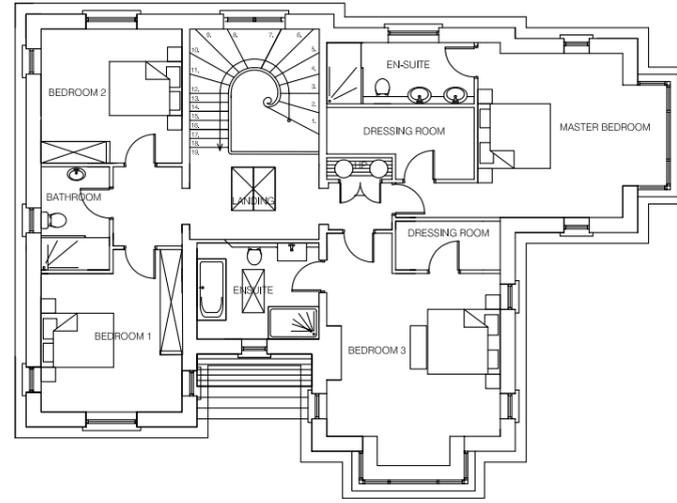
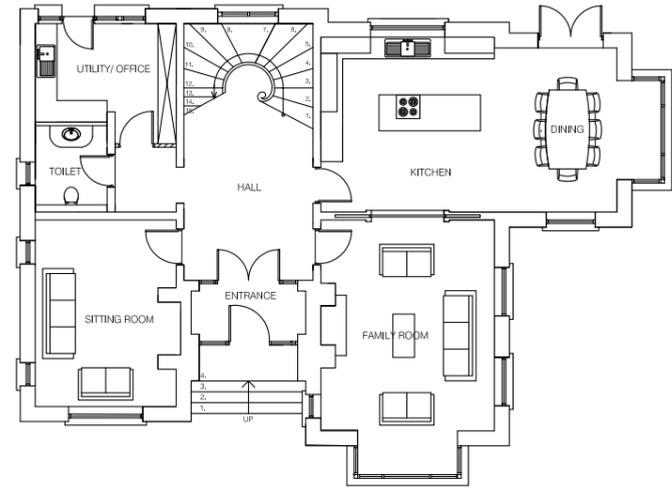
## SECURITY AND SAFETY

- Electronic gates with state-of-the-art GSM wireless intercom including safety flashing beacons, safety encoders with capability for remote access
- Mains powered smoke detectors fitted throughout
- Carbon monoxide detectors fitted throughout
- Intruder alarm system
- Multi point locking system gives the doors and windows enhanced security and weathertightness
- Vents in all rooms

## HEATING

- High efficiency oil fired boiler with high energy radiators throughout.
- All pipework installed using multi-layer piping. All hot and cold services insulated.





Room	Total Size	Dimensions
Entrance Lobby	4.8sqm	3.16m x 1.6m
Hall	21.3sqm	3.56m x 7.125m
Sitting room	19 sqm	5.19m x 3.89m
Family Room	30.4 sqm	5.86m x 4.79m
Guest WC	4.7 sqm	2.4m x 1.98m
Utility	11.5 sqm	3.89m x 5.24m
Kitchen	42.0 sqm	8.16m x 4.86m

Room	Total Size	Dimensions
Master Bedroom	24.0 sqm	5.26m x 4.56m
Master Bedroom Dressing Room	6.7 sqm	4.07m x 1.3m
Master Bedroom Ensuite	6.9 sqm	1.7m x 4.07m
Bedroom 1	16.2 sqm	3.84m x 3.89m
Bedroom 2	14.2 sqm	3.89m x 3.72m
Bedroom 3	26.4 sqm	4.79m x 4.52m
Bedroom 3 Ensuite	8.9 sqm	2.68m x 3.36m
Bedroom 3 Dressing Room	3.9 sqm	2.89m x 1.36m
Bathroom	5.4 sqm	2.87m x 1.93m
Hot Press	1.2 sqm	1.8m x .6m
Landing/ hall	15.5 sqm	2.365m x 7.69m





Developer – Red Emerald Ltd  
Main Contractor – Sugrue Builders Ltd  
Architect – MTW Consultants Ltd  
Quantity Surveyor – John F. Dillon & Associates  
Legal – Noel Smyth & Partners  
Title Freehold

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