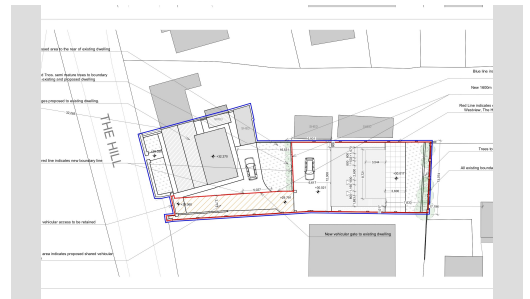


Kelly Bradshaw Dalton
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Drumcondra
Dublin 9
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Westview, The Hill, Malahide

Starting Bid: €350,000.00



 IDA DESIGN+ARCH ARCHITECTS	Purpose of Issue	WIP	Status	S0	Scales (S/A)	Project No.	2333	Project	McKinney Westview, The Hill, Malahide, Co. Dublin, K909080	Client	Mick McKinney	Layout Title	3d Views	SI	SI	Initial Transmittal	04/10/2023	Client's Name	WIP
														Client's Design	Project Number	0401	01		
														Client's Design	Project Number	0401	01		

For sale by Kelly Bradshaw Dalton via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to present an exceptional opportunity to acquire a prime residential site in one of North Dublin's most sought-after locations.

This ready-to-go site is offered with the benefit of full planning permission for the construction of a detached 3-bedroom home, thoughtfully designed for modern family living.

Nestled within the mature and highly desirable setting of West View, The Hill, Malahide, this property enjoys a peaceful residential atmosphere while being only moments from the vibrant village centre, the coast, and all local amenities.

The approved design features:
 A stylish, detached two-storey residence
 Generous internal layout including;

Open-plan kitchen/dining/living area
Three spacious bedrooms, including a master suite with ensuite
Separate utility, pantry, and cloakroom
Private garden space
Shared driveway access with ample provision for off-street parking

The proposed house is an impressive 241sqm and the site area allows for well-balanced indoor and outdoor living, combining privacy with a strong community setting.

Full planning permission was granted under reference 2333_240618, ensuring a seamless transition to the construction phase.

Nestled in the heart of one of North Dublin's most sought-after coastal communities, this home enjoys a superb location within Malahide village. This vibrant community is served by five local schools (four primary and one secondary), including Pope John Paul II National School, St. Oliver Plunkett Primary School and Malahide Community School only minutes away.

Malahide boasts an impressive array of amenities, with over 30 restaurants, cafés, and bars creating a buzzing dining and social scene. The acclaimed Avoca café and food market, set within the stunning grounds of Malahide Castle, is only a five-minute stroll away. The castle itself offers 260 acres of parkland, woodlands, and walking trails making it a perfect escape for weekend strolls or outdoor adventures.

Daily convenience is covered with a variety of boutique shops, salons, florists, and a small shopping centre all within easy reach. Transport links are excellent, with the DART station and a main bus stop just two minutes away, providing swift access to the city centre. Dublin Airport, the M1, and M50 are also close by, making travel and commuting a breeze. There are many sports and recreational options - whether it's golf, tennis, rugby, GAA, cricket, or sailing, you'll find active clubs and top-class facilities right on your doorstep.

TO VIEW OR MAKE A BID Contact Kelly Bradshaw Dalton or [iamsold](http://iamsold.com), www.iamsoold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. [iamsold](http://iamsold.com) and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell

properties including the arrangement of viewings and follow up.