

# 3 MALONE GARDENS



Sandymount, Dublin 4

**FOR SALE**



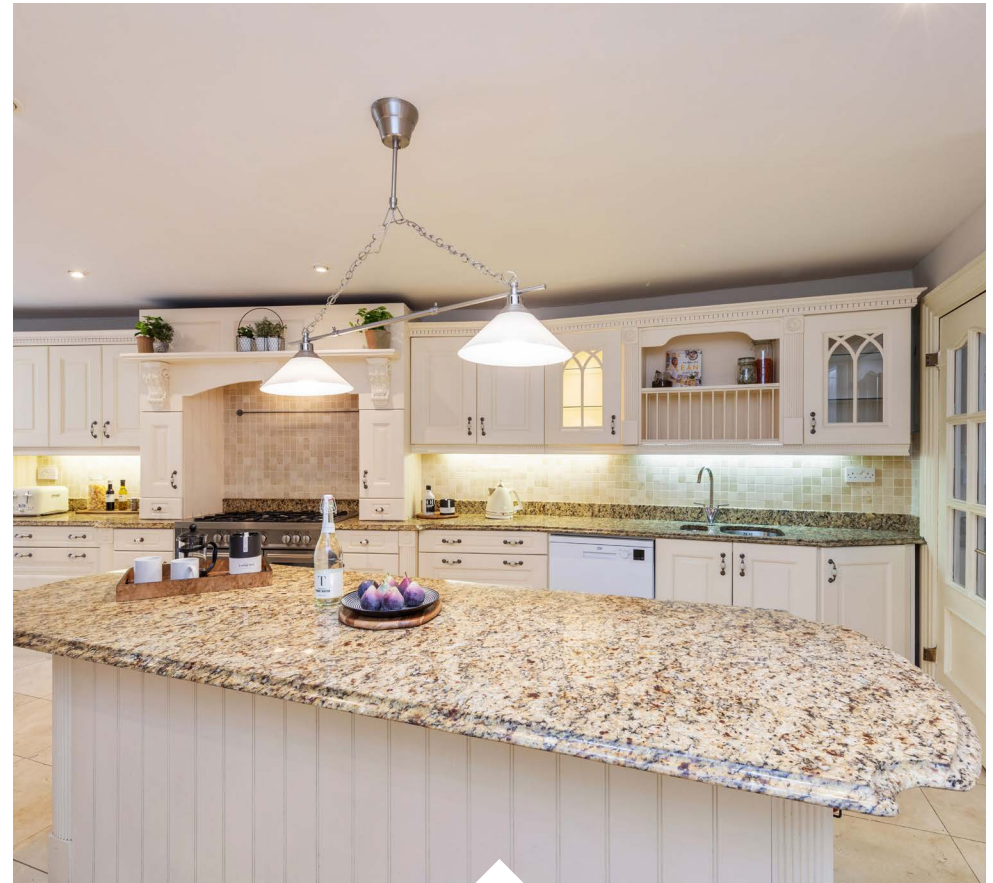




## 3 MALONE GARDENS

*"A superbly presented end of terrace home extending to approx. 170 sq. m / 1,830 sq. ft. over two floors ideally located on this quiet cul-de-sac moments from the ever desirable Beggar's Bush. Benefiting from off street parking and a west facing courtyard garden this is an ideal home for a family or investor alike"*

The well-proportioned accommodation comprises a tiled entrance hall to the right of which is a particularly spacious living room with bay window and feature fireplace with gas insert. Double doors lead through to an expansive kitchen / dining / living room with a range of floor and wall mounted painted timber units and a centre island with granite worktops. There is Beaumatic gas oven and hob, integrated dishwasher and a utility cupboard with washer dryer. To the rear is a secondary living space opening onto the west facing paved patio garden, ideal for evening al-fresco dining. A guest WC completes the ground floor accommodation.



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# ACCOMMODATION





# ACCOMMODATION

There are four generous bedrooms on the first floor (all with fitted wardrobes), the main bedroom to the rear with an en-suite shower room. Finally a well-appointed family bathroom with bath and separate shower. A drop down ladder provides access to attic storage. No. 3 Malone Gardens is exceptionally well presented throughout and benefits from double glazed windows and gas fired central heating.











# GARDENS & LOCATION

No. 3 is located moments from Beggar's Bush where an array of excellent shopping facilities, restaurants, cafes and pubs are to be found. The villages of Sandymount and Ballsbridge are also close by with their selection of fashionable shops, boutiques and restaurants.

A wide range of recreational facilities are catered for such as Lansdowne Tennis Club, Sandymount Strand, Railway Union Sports Club, West Wood Club, and Ringsend Park. Also close at hand are the Aviva Stadium, the RDS Showgrounds while the DART at both Grand Canal and Lansdowne Road are within a 10-minute stroll.

Malone Gardens is superbly located within close proximity to The Silicon Docks to include the likes of Google and Facebook to name a few. There is an excellent choice of primary and secondary schools in the vicinity to include Star of the Sea, Scoil Mhuire, St Michael's College, Blackrock College, St. Andrews, Muckcross Park & Loreto College St. Stephen's Green.



## FEATURES

- Off-street parking
- West facing patio garden
- Superbly presented accommodation
- Gas fired central heating
- Excellent location
- Ideal for family or investor alike



## DETAILS

**BER E1 | No.** 107676157

330.28 kWh/m<sup>2</sup>/yr

**Approx. Size:** 170 sq. m. / 1,830 sq. ft.

**Viewings:** By Appointment / Virtual Viewing

## THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

## CONTACT



**Guy Craige**  
Director of Residential  
guy.craige@ie.knightfrank.com



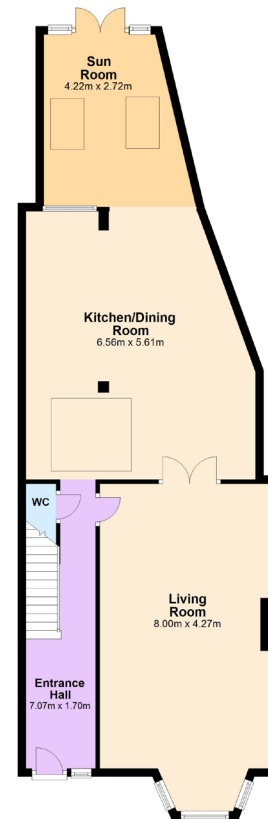
**Annemarie Murphy**  
Sales Advisor  
annemarie.murphy@ie.knightfrank.com

+353 1 634 2466

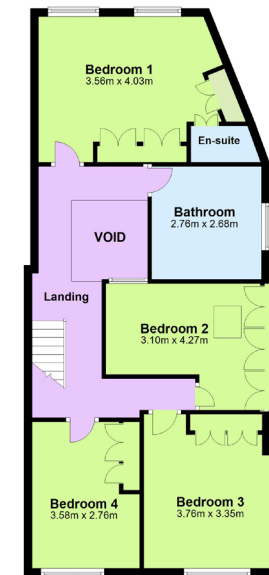
residential@ie.knightfrank.com

# FLOOR PLANS

Ground Floor



First Floor



NOT TO SCALE

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20-21 Upper Pembroke Street  
Dublin 2  
Tel: +353 1 634 2466

[KnightFrank.ie](https://www.knightfrank.ie)

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Subject to Contract/ Contract  
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