

ROSARIO

40 The Rise, Malahide, Co. Dublin

FOR SALE



BER C3

ROSARIO

“A charming double fronted detached family home situated just a stroll from Malahide village with every amenity on its doorstep including the picturesque seafront and the DART. The property benefits from a corner site with rear vehicular access onto Grove Road. Situated on mature grounds of approx. 0.2 acres, Rosario offers significant scope to be substantially modernised and extended or to be entirely redeveloped (subject to planning permission)”





ACCOMMODATION

Well positioned at the top of the road, on the corner with Grove Road, Rosario is nicely set back with mature hedging and an expansive front garden. Built in the 1940's the accommodation extends to approx. 136 sq. m / 1,463 sq. ft. over two floors. Briefly, it comprises a covered porch with opening into the entrance hall. To the right is a well-proportioned reception room that is dual aspect with sliding patio doors to a covered patio area and benefits from attractive rear garden views. The dining room is to the left of the hallway overlooking the front garden. Continuing down the hallway to the left is the fully fitted kitchen, with a range of wall and floor mounted units, integrated appliances and a walk in pantry, this bright space has the addition of a skylight and provides rear garden access. A downstairs shower room and a utility room complete the ground floor accommodation.

There are three large bedrooms on the first floor, the main bedroom has the added convenience of a walk-in wardrobe (previously a 4th bedroom) while there is a generously sized family bathroom, fully tiled with marble tiles, a bath and separate shower. There is ample storage throughout to include a sizeable hot press and attic space accessed via drop down ladder.





GARDENS • LOCATION • FEATURES

Rosario has been well maintained over the years and the garden is a particularly appealing feature of the property given its wide site and position. Laid out with a mixture of lawn, mature trees and shrubbery the grounds have a desirable open orientation – ensuring plentiful sunlight all day. There is a large car garage to the rear of the property providing safe off street parking and double entrance gates allowing for rear vehicle access. Further features of the property are an additional outbuilding with separate WC at the rear of the house and a separate storage area adjacent to the garage. The grounds could easily be subdivided to develop another property (subject to planning permission). The Rise is a tree-lined road of substantial homes and within

walking distance to the picturesque coastal village of Malahide and with a handsome stretch of coastline at the end of the road. Malahide village has a selection of popular eateries and restaurants many of which have outdoor seating - the al fresco section in the New Street is one of the finest. There are independent boutiques and specialist food shops serving this upmarket suburb. Malahide Lawn Tennis and Croquet Club is adjacent while the gates of Malahide Castle and Gardens is located on the other side of the village and is filled with walking trails that snake through 260 acres of Parkland. Malahide boasts a Marina where one can enjoy the fantastic waters of North Dublin with Irelands Eye and Lambay Island on your doorstep with Dublin

Bay around the corner. Dublin city centre is a short hop on the train away and Dublin airport is only 20 mins away. An excellent selection of schools are in the vicinity to include St Oliver Plunkett's NS, St Andrews NS and Malahide Community School all within walking distance.

LOCATION MAP

Click below to view the location map for 40 The Rise



VIDEO

Click link below to view virtual tour



SIZE

136 sq. m / 1,463 sq. ft. Approx.

BER

BER: C3

BER No: 116881756

Energy Performance Indicator: 215.4 kWh/m²/yr

FEATURES

- Superb location on a corner site with Grove Road
- Grounds of approx. 0.2 acres
- Development potential (STPP)
- Off street rear vehicular access
- Double glazed windows throughout



VIEWING

By appointment with Knight Frank.

CONTACT



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THINKING OF SELLING?

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FLOOR PLANS



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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