

Kelly Bradshaw Dalton
165 Drumcondra Rd Lower
Drumcondra
Dublin 9
t: 01 804 0500
email: info@kbd.ie

Westview, The Hill, Malahide

Starting Bid: €875,000.00



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 truly delighted to present Westview, The Hill, Malahide, Co. Dublin. This is a rare and exciting opportunity to acquire a charming three-bedroom cottage together with a prime residential site to the rear, complete with full planning permission for a contemporary detached home.

Nestled on one of Malahide's most desirable residential roads, Westview perfectly balances traditional charm with future potential, offering two distinct yet complementary opportunities: a delightful existing residence and an adjoining development site.

This single-storey home extends to approximately 97 sq.m and is laid out to provide bright, comfortable accommodation with a superb flow throughout.

Beyond the welcoming hallway, the property features a spacious living room with a feature fireplace, ideal for relaxing or entertaining. The kitchen/dining area overlooks the rear

garden and provides a functional, light-filled space at the heart of the home. There are three generous bedrooms, including a large main bedroom, and a modern shower room. A utility room provides additional practicality and storage.

The home offers enormous potential to modernise or extend (subject to planning), creating a wonderful family home or investment property in this superb location.

Adjoining the cottage is a prime residential site extending to approximately 330 sq.m, offered with full planning permission for a detached, two-storey, three-bedroom home of approximately 143 sq.m (Planning Reference: 2333_240618).

The approved design is both stylish and practical, featuring:

A spacious open-plan kitchen/dining/living area

Three large bedrooms, including a master suite with ensuite

Separate utility, pantry, and cloakroom

Private garden

Shared driveway access with provision for off-street parking

This represents a truly rare opportunity to create a bespoke home while retaining the existing cottage as a separate residence or investment.

Situated in the heart of Malahide, one of North Dublin's most prestigious coastal communities, Westview enjoys a peaceful residential setting while being only moments from the vibrant village centre, the seafront, and every conceivable amenity.

Malahide offers a superb range of restaurants, cafés, and boutiques, with over 30 dining options and the much-loved Avoca café at Malahide Castle, just a short stroll away. Families will appreciate the proximity to excellent schools, including Pope John Paul II National School, St. Oliver Plunkett Primary School, and Malahide Community School.

Transport links are exceptional, with Malahide DART Station and bus routes within minutes, providing swift access to Dublin City Centre. Dublin Airport, the M1, and M50 motorways are also close by.

For the sports enthusiast, Malahide is home to top-class clubs for golf, sailing, tennis, GAA, rugby, and cricket, offering an unparalleled lifestyle in a truly special location.

Features

Charming 3-bedroom cottage (approx. 97 sq.m)

Full planning permission for a new 3-bedroom detached residence (approx. 143 sq.m)

Site area c. 330 sq.m

Superb development or investment opportunity
Peaceful and mature setting in the heart of Malahide

Excellent transport, schools, and local amenities nearby

Moments from Malahide Village, Marina, and Castle

TO VIEW OR MAKE A BID Contact Kelly Bradshaw Dalton or iamsold, 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 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.