

BER A2



Bixanta

Knapton Road, Monkstown, Co. Dublin

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INTERNATIONAL REALTY

Bixanta, Knapton Road, Monkstown, Co. Dublin

Features

- Brand new detached A rated two storey home.
- Concrete-built with concrete first floor.
- Developed by Brinnin Homes and designed by Extend Architects.
- Approximately 185 square metres (1,991 square feet) arranged over two floors.
- Professionally landscaped west facing rear garden with granite terraces and specimen planting
- Exquisite contemporary architecture, oak staircase and oak wall panelling.
- Extra high ceilings on the ground floor enhancing space and light.
- Triple glazed Nordan Aluclad windows and doors.
- Bespoke Michael Farrell kitchen with stone and quartz worktops and top of the range Gaggenau and Siemens appliances.
- Separate utility room with fitted cabinetry.
- Downstairs bedroom ensuite.
- Underfloor heating throughout powered by an A class air to water heat pump.
- Demand controlled air handling system, ensuring superior air quality and efficiency.
- Designer bathrooms and ensuites with pressurised rain showers, bespoke storage and contemporary tiling.
- Generous custom fitted wardrobes to all bedrooms and walk in dressing room to principal suite.
- Integrated LED and specialist feature lighting throughout.
- Off street parking with environmentally friendly permeable paving and EV charging point.
- USB charging sockets in selected locations.
- Superior insulation and air tightness to walls and floors.
- Covered by 10-year home bond guarantee.
- CCTV & digital alarm system



Developed by renowned Brinnin Homes in collaboration with Extend Architects, Bixanta is a rare architectural jewel on one of Monkstown's most desirable roads. Designed with a meticulous eye for proportion and detail, this brand-new two storey A rated residence combines the craftsmanship of bespoke joinery with the innovation of cutting-edge sustainable design. From its cobble locked gated entrance, framed by beautifully landscaped borders, to the feature floating oak staircase rising within the oak clad hallway with extra high ground floor ceilings, every element invokes a refined contemporary elegance.

The accommodation extends to approximately 185 square metres (1,991 square feet) of beautifully considered living. At its heart is the vast living and dining space, anchored by a bespoke Michael Farrell kitchen with Gaggenau and Siemens appliances, which opens, through full height, triple sliding doors, to the west facing suntrap garden, merging indoor and outdoor life with ease. A formal living room, utility room and study to "A formal living room, utility room, a study/bedroom and shower room complete the ground floor. On the first floor there are three further bedrooms and a bathroom. The principal suite, with its corner glazing, dressing room and marble clad ensuite, captures a rare sense of understated indulgence. There is a second double, also ensuite, and a third well sized room, all with excellent fitted wardrobes, offering both sanctuary and style.

The sun trap west facing garden professionally landscaped with low maintenance lawn, specimen planting, granite terraces and walls and tranquil courtyards provide a private haven for relaxation and entertaining. There is outside lighting, tap and electrical points. There is excellent off-street gated car parking to the front with EV charger.

Situated on Knapton Road, Bixanta enjoys an unrivalled location being moments from Monkstown's and Dun Laoghaire's coastal walks, Blackrock and Monkstown's boutiques, cafes and restaurants and swift connections to Dublin city by both DART and bus. Further amenities are nearby in Dun Laoghaire including two shopping centres, an IMC Cinema, the Pavilion Theatre and the outstanding marine facilities along the seafront.

In terms of recreational amenities, the new owner will be spoilt for choice with a range of tennis clubs including Monkstown and De Vesci and a wide array of football, rugby and GAA clubs also close by. There is a superb choice of primary and secondary schools in the area, among them CBC Monkstown, Rathdown, Cluny, Holy Child, Blackrock College, Willow Park, St. Andrews, Loreto Foxrock, Loreto Dalkey, Scoil Lorcáin, Hollypark and Lycée Français d'Irlande.

A collaboration of vision and excellence Bixanta stands as a master work of design, comfort and location. Early viewing is highly recommended.





Accommodation

Entrance Hallway: 1.71m x 8.7m (5'7" x 28'7") With large format porcelain museum tiling, spectacular floating oak staircase, oak cladding to the walls, feature LED lighting and door to enclosed terrace area.

Living Room: 3.55m x 5.2m (11'8" x 17'1") With oak parquet flooring, floor to ceiling window and door overlooking front and window to the side, recessed down lighting.

Kitchen/Living/Dining Room: 4.74m x 12.2m (15'7" x 40') With high quality museum large format flooring, spectacular contemporary kitchen, bespoke handmade by Michael Farrell & Sons with extra high units, stone and quartz worktops and upstands/splashback, composite kitchen sink, Quooker hot water tap, Gaggenau double oven, Siemens integrated fridge freezer, Siemens microwave, Siemens dishwasher and Siemens induction hob with Bora downdraught feature island, LED lighting, recessed down lighting, very well fitted larder press, extensive use of glazing, floor to ceiling opening out to the garden, door to the front and window to the side.

Utility Room: 2.25m x 3.1m (7'5" x 10'2") With door out to enclosed terrace area, plumbed for a washing machine and dryer, integrated wine rack, built in cupboards and stainless steel sink unit, recessed down lighting.

Inner Hallway: with excellent built in wardrobes with combination of hanging drawers, shelf space and shoe racks

Shower Room: with fully tiled floors and walls, pressurised shower with large rain head and feature sink free standing mounted on marble, wc, wall mounted mirror, recessed down lighting, Expel Air, recessed shelf to the shower and opaque window to the side.

Study / Bedroom 4: 3.45m x 3.12m (11'4" x 10'3") With wide plank oak flooring, with door to front

First Floor

Bedroom 1: (Principal) 5 (16'5")m x 3.88 (12'9")m (Incorporating Walk in Wardrobe) With large floor to ceiling corner window overlooking Knapton Road, second window to the side, beautifully fitted bespoke walk in wardrobes with combination of hanging drawers, shelf space and shoe racks, door to ensuite.

Ensuite Bathroom: With fully tiled floors, part tiled walls, feature wash hand basin with storage underneath, wc, large step in shower with large rain head shower head, recessed shelving, recessed wall mounted mirror and opaque window to the side.

Bedroom 2: 3.9 (12'10")m x 4.86 (15'11")m (Incorporating Ensuite) With large feature corner window and second window to the side, excellent built in custom wardrobes with hanging drawers and shelving, door to ensuite.

Ensuite Bathroom: With fully tiled floor, part tiled walls, concealed cistern wc, feature wash hand basin with drawer underneath, large walk in shower with large rain head, recessed shelving, recessed wall mounted mirror, opaque window to the side.

Bedroom 3: 3.7m x 2.9m (12'2" x 9'6") With a very good range of bespoke built in wardrobes, including a combination of drawers, shelves and hanging space, two windows overlooking the front, built in desk area.

Bathroom: With fully tiled floors and walls, bath with monsoon shower over, feature wash hand basin with storage underneath, concealed cistern W.C, wall mounted mirror, window to the side

BER Information

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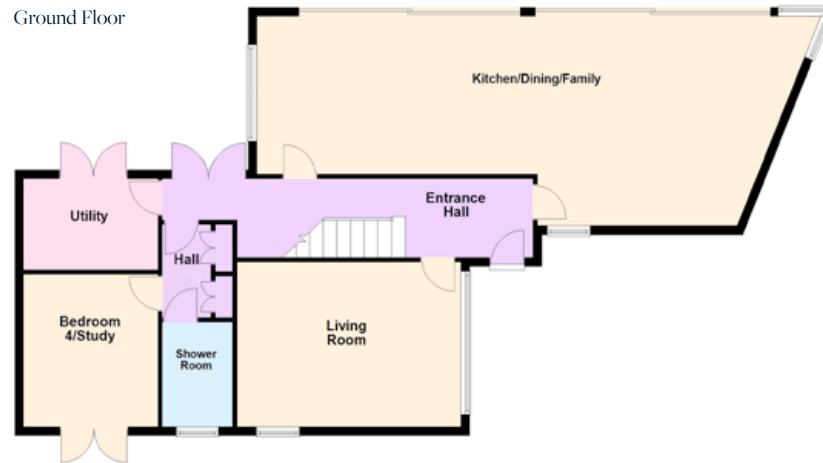
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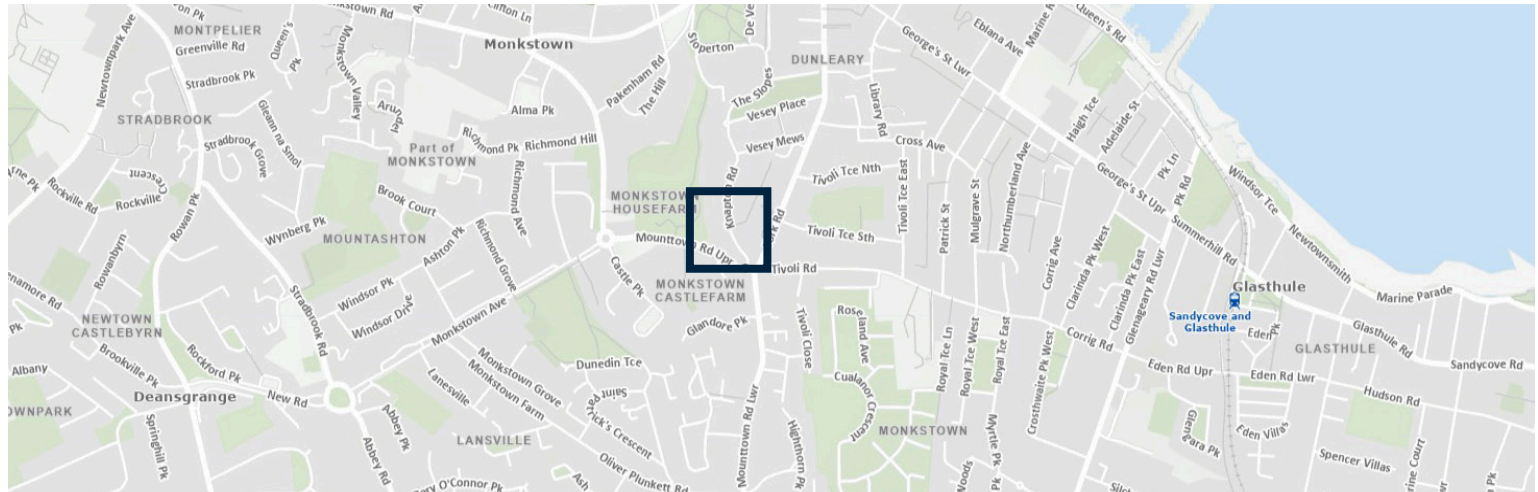
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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