

Make a move to... Milltown, Dublin 6, 14

A view from the bridge

Tanya Sweeney

This well-connected neighbourhood of upmarket homes could do with some cafe culture

What's so good about it?

The southside suburb has a brilliantly mixed population: older established residents live alongside a younger cohort who prefer apartment living. Trinity College's student halls sit on Dartry Road, with the buzz of Rathmines nearby.

Milltown is known for a fine selection of fee-paying schools. The river Dodder, with its Nine Arches bridge, makes for a nice neighbourhood stroll. Plenty of green spaces and playgrounds also make it a family-friendly spot.

Locals have made note of how safe they feel. Milltown is not as hectic as Rathmines, nor is it packed with restaurants or bars like nearby Ranelagh. There's also Clonskeagh, Belfield and Dundrum to the south, which makes it a particularly handy neighbourhood.

What's not so good?

Milltown, which is part Dublin 6, part Dublin 14, does have a centre, but it's less of a village and more of a handful of shops on either side of the road that leads down towards the Dropping Well pub. There are plenty of amenities (among them a Spar, two creches, dry cleaners and two pharmacies) but isn't particularly cohesive, and locals say they'd like more restaurants.

House prices are high. In 2018 a disused chimney, Shanagarry Chimney, sold at auction for €136,000. Yes, a chimney. Despite the wealth of fee-paying schools, non-fee-paying primary schools are in short supply in the immediate area.

Where and what to buy?

The area is teeming with high-end apartments, including 23 Cowper Hall, Mount St Anne's (€570,000, via Owen Reilly). With two bedrooms, two bathrooms and a B2 BER rating, this apartment looks over Mount St Anne's grounds.

With an asking price of €274,950, the compact one-bed apartment 2 Milltown Hill (via David Ross) offers an opportunity for a first-time buyer to get on the property ladder, or a bolt-hole for a professional.

In the market for a family home? 18 Ranelagh Park (€695,000, via Felicity Fox) is a three-bed terraced house with a sizeable southwest-facing garden.

There's plenty of living space for a growing family in the nicely located 10 Merton Walk, Mount St Anne's. This four-bed, three-bath terraced house is spread out over three floors. It's in turnkey condition, although it has a price tag to match (€850,000, via Young's Estate Agents).

Where and what to rent?

High-end apartments come onto the market regularly, but expect to pay €1,700-€2,000 a month for a one-bedroom unit, or €2,500 for a two-bed. Three-bedroom apartments have been seen online in the €2,700-€3,000 price range, but a similarly sized showstopper can cost €4,500-€5,000 a month.

Where to eat and drink?

Wilde & Green (Milltown Road) is something of a local landmark, serving up up-market deli favourites (naturally, it's packed on the weekends).

Steps of Rome, famous for its pizza and great Italian wines, moved out from the city centre to 1 Bird Avenue, on the fringes of Milltown at Clonskeagh.

Black Sheep Coffee (7a Olivemount Terrace) is near Steps of Rome – technically it's in Dublin 14 but the joint is beloved of Milltowners. Alternatively, there's the nearby 105 Café (Clonskeagh Road), a great neighbourhood hangout.

The Dropping Well (Milltown Road), lo-



ated on the banks of the Dodder, is another popular Milltown spot, and seriously comes into its own during the summer months with barbecues and live music. Ashton's Gastro-pub (Unit 11 Verge-mount) is a homely spot too.

Who lives there?

MyHome.ie's research reveals that almost a third of locals are lone dwellers. Some 14 per cent of those living in Milltown are under 16; 42 per cent are aged between 16 and 34; 20 per cent fall into the 35-49 bracket, 11 per cent are aged between 50 and 65, and 13 per cent are over 65.

Good for families?

It's fairly sedate, which is probably a draw for young families. Locals tend to choose from the following schools in or around Milltown: Alexandra College Junior School (Church of Ireland, girls), Kildare Place National School (Church of Ireland, mixed), Stratford National School (multi-

denominational, mixed), Rathgar National School (Methodist, mixed), or Our Lady's Grove National School (Catholic, mixed). Secondary school-wise, choose from Alexandra College (Church of Ireland, girls), Stratford College (multidenominational, mixed), The High School (Church of Ireland, mixed), St Mary's College (Catholic, mixed), Sandford Park School (multidenominational, mixed) and Gonzaga College (Catholic, boys). Muckross Park College (Catholic, girls) is a short commute in Donnybrook.

Getting there and getting around

Thanks to the Luas you can be at St Stephen's Green in 15 minutes or Dundrum in five. Milltown is six stops away from the city centre. Dublin Bus routes 61, 44 and 11 are pretty regular, and you'll be in the city in about 15 minutes.

If you prefer to make the journey on foot, 50 minutes will get you from the city centre to Milltown.

■ Clockwise from top: the Nine Arches bridge, the Dropping Well pub; Dundrum Road; Churchfields; the Dodder river.

PHOTOGRAPHS: CRISPINROD WELL

What do locals say?

"In terms of community, there is a great parish centre, an active retirement group, art classes, bridge club, and an ICA annual fun-day for children in September. The centre recently hosted a local history exhibition to mark the 200-year anniversary of the local church.

"Many second-generation Milltowners are moving back into the area. There's a great mix of residents, and many old houses preserved extremely well. Milltown still has its village appeal.

"Despite a large number of residences it still has a strong community vibe."

– Mark Gleeson, retired.

➔ Do you live in Shankill, Co Dublin? If so please tell us what it's like to live there. Do you have a favourite place or a pet peeve in the neighbourhood? Email: homeanddesign@irishtimes.com

What sold for

€540,000 or less

46 Grosvenor Court, Clontarf, D3



Mid-terrace three-bedroom house of about 93sq m (1001sq ft) in turnkey condition, with two reception rooms.

Asking €545,000
Sold €540,000
Difference -1%
Agent Gallagher Quigley

27 O'Donnell Gardens, Glasnhule, Co Dublin



Renovated two-bedroom semi-detached house close to the village, with about 74sq m (797sq ft) of living space.

Asking €495,000
Sold €540,000
Difference 9%
Agent Sherry FitzGerald

71 Ballyroan Crescent, Rathfarnham, Dublin 16



Extended three-bedroom semi of about 139sq m (1,496sq ft), in good decorative order and with a large south-facing garden.

Asking €575,000
Sold €540,000
Difference -6%
Agent DNG

18 Glasnevin Avenue, Glasnevin, D11



Renovated three-bedroom semi-detached house with a large kitchen/diningroom.

Asking €539,950
Sold €537,000
Difference -1%
Agent Leonard Wilson Keenan

18 St Columbanus Avenue, Windy Harbour, Dublin 14



Extended three-bedroom end of terrace house of 85sq m (915sq ft), in walk-in condition with benefit of a floored attic.

Asking €450,000
Sold €532,000
Difference 18%
Agent Sherry FitzGerald

Prices from the Residential Property Price Register, Feb 2020

Start your journey towards a greener Ireland

2020 has more motoring options than ever before.

And the fact is, no one power option suits everyone's needs. Your Hyundai dealer is ready to answer your questions about Electric, Hybrid and eco-friendlier Euro 6 Petrol and Diesel models. If you have questions, Hyundai have the answers.

For more information on our 201 offers or to book a test drive contact:

FAIRVIEW MOTORS LTD,

4-5 Merville Avenue Fairview Dublin 3

Tel: 01 833 2241 www.fairviewmotors.ie

Opening Hours:

Monday – Friday 9am-6pm

Saturday 9am-4pm

HYUNDAI
BEST OF ALL WORLDS
Discover Why

5 UNLIMITED MILEAGE WARRANTY
8 BATTERY WARRANTY

*Price includes: VRT exemption - €5,000, Residual VRT - €745 (Paid by Hyundai), SEAI grant - €5,000. Excludes delivery and related charges. Subject to stock availability. The Hyundai 5-Year Unlimited Mileage Warranty applies only to Hyundai vehicles that have been originally sold by an authorized Hyundai dealer to an end-customer, as set out in the terms and conditions of the warranty booklet. Local terms and conditions apply.

†8 years or 160,000 km warranty on vehicle battery unit. Contact your official Hyundai dealer for further information. Lending criteria terms and conditions apply. Model shown for illustrative purposes. 201 offers exclude electric models. The BIK calculator is to be used for guide purposes only. It is recommended that you seek independent tax advice from your accountant or tax advisor.