



PIED-A-TERRE

4 OF A KIND...  
IN DUBLIN 2



### One-bed apartment

**No 8 Sherbourne** on Aungier Street is a one-bedroom, one-bathroom apartment with 33sqm of living space. There's a hall, a west-facing living/dining room, separate kitchen and decent-sized double bedroom, plus a tiled bathroom. The apartment appears to be in good condition. The location is super-convenient for all the Dublin city centre colleges including Trinity, TUI and RCSI as well as for bus routes, the Luas and Dublin Bikes, although it's likely that anyone who lives here will have no trouble reaching their daily step count as they'll be able to walk everywhere. Aungier Street has an abundance of good restaurants and the apartment is handy for the shops of Camden Street as well as for the Temple Bar food market on Saturday mornings.

**AGENT:** Sherry FitzGerald (01) 496 6066



### Two-bed apartment

**Harcourt Terrace** is one of the loveliest streets in the city centre, a tree-lined terrace of Regency homes, and Apartment 2 at No 11 offers a chance to be one of its lucky residents, without having to shell out the eye-watering prices that the houses command whenever they — rarely — change hands. The two-bedroom apartment has 62sqm of living space with a high-ceiling living/dining room, sash windows and a feature limestone fireplace with open fire. The kitchen is separate. The main bedroom is located to the front of the property, the second is a single that could also be used as a study or a dressing room. The bathroom is a good size. The apartment has the use of a communal garden and there is a designated underground car parking space.

**AGENT:** Sherry FitzGerald (01) 269 8888



### Three-bed house

**Albert Place East** is a quiet cul-de-sac of late Victorian townhouses located off Grand Canal Street Lower within a short walk of Grand Canal Dock and the city centre. The 125sqm three-bedroom house has been smartly refurbished and is in walk-in condition, cleverly combining period features with modern convenience. On the ground floor there's an open plan layout of the kitchen / dining / living space, with large sliding doors onto a patio garden, plus a bedroom and bathroom. Upstairs, there are two double bedrooms, one of which is en suite, and a study, handy for working from home. There's on-street residents' parking to the front and a west-facing garden to rear. The Dart station at Grand Canal is a few minutes' walk, and 3FE just across the road.

**AGENT:** Owen Reilly (01) 677 7100



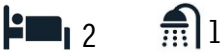
### Penthouse apartment

This 132sqm three-bedroom, three-bathroom duplex penthouse apartment on the 7th and 8th floors of **Hanover Dock** is a showstopper, the kind of place that new owners would be able to make a handy supplemental income from by renting out as a film location or backdrop for fashion shoots. The apartment is south-facing and has wonderful views out over Grand Canal Dock towards the Dublin mountains. A refurbishment by the current owner, which took over a year to complete, saw the interior completely redone, with luxury finishes throughout, including floors by Ebony & Co, hand-plastered walls and bathrooms in Italian terrazzo. The Bulthaup kitchen is kitted out with Gaggenau appliances. Bord Gais Energy Theatre, shops and bars are on the doorstep.

**AGENT:** Owen Reilly (01) 677 7100

# Party pad fit for city slicker

18 HOME VILLAS,  
Donnybrook,  
Dublin 4  
€580,000



**Era:** 1906  
**Size:** 64sqm  
**Agent:** Allen & Jacobs (01) 210 0360  
**Viewing:** Strictly by arrangement

**F**OR every house-hunter who wants to leave Dublin and move to the countryside, there's another vowing *never* to leave. The current owner of 18 Home Villas is a loyal city-dweller.

Having grown up in deepest Wicklow, he says that rural life is all well and good, but that he doesn't see himself ever being willing to forsake living in a place where he can walk in and out the city centre in 20 minutes, yet be by the sea in less than half an hour.

He has made his home for the past 17 years in Home Villas, a charming, tucked-away enclave of two-storey, red-brick cottages originally built as homes for workers on the Pembroke Estate, located a few minutes' walk from Donnybrook and right on the edge of Herbert Park.

"During lockdown, with the gym closed," he says, "I've been using the park for daily runs and, more recently, distanced HIIT workouts with a friend."

The park is one of the best in the city, with playgrounds, public tennis courts, pitches and a duck pond that's irresistible to bold dogs. In the recent good weather, it's been picnic central.

Having long harboured an ambition to build a house designed to suit his exact specifications, and having identified a nearby site on which to do this, the current owner has decided that now is the time to put 18 Homes Villas on the market.

"I bought in 2003, paying €381,000," he says. "At the time, I was working in property and remember thinking that I was getting a bargain."

And indeed, in the boom years that followed, houses in Home Villas went for some seriously boomy prices, considering their size.

No 18 has 64sqm of living space, but feels larger thanks to a clever design.

Originally, these cottages would have had two

small rooms downstairs, with a triangular-shaped flue between them servicing fires in both spaces, two bedrooms upstairs and an outside lavatory.

"When I bought," he says, "the house had been untouched for about 30 years. There was no heating and it needed re-wiring and re-plumbing, as well as a new kitchen."

Five years ago, in 2015, he did what he calls 'a proper job', employing the services of Paul Keenan of Keenan Lynch Architects to design an extension and provide 'inside/outside' space.

The brief was to extend the house out by incorporating most of the garden, and to turn the rest into a west-facing terrace where he could sit out during the day and entertain friends on summer evenings.

"It catches the sun," he says, "and it's been lovely over the past few weeks".

The extension opens out the ground floor which is now, aside from a small lobby which contains a cupboard plumbed for a washing machine and a handy freezer, fully open-plan.

The kitchen is to the front, and is fitted with a range of cabinets in a neutral gloss finish, plus integrated appliances. The sitting area occupies what would have been the rear of the two rooms originally, with the dining table in the extension. Solid walnut floors throughout the ground floor are smart, while floor-to-ceiling concertina doors open out to the terrace.

Upstairs, there are two good double bedrooms, both with fitted wardrobes, and a shower room tiled in Carrera marble that was installed at the same time as the extension. The stylish walnut staircase is currently open, but it would be a simple matter to install a balustrade.

No 18 is in turnkey condition, and would be ideal for a couple or small family, or as a Dublin base for a family whose main

home is outside the capital.

Although many of the other houses in Home Villas are occupied by professional couples or have been bought by investors and are rented out, some are still occupied by descendants of the original families who lived in them.

"There is a lovely neighbourhood feel to the street that's been particularly apparent during lockdown," says the current owner, "with some residents delivering meals and doing shopping for the older cocooners".

There is permit parking for residents on the street. Even on match days, says the vendor, he can still find a space without difficulty.

Donnybrook dates back to the beginning of the 8th Century and is named after Broc, who is said to have founded a convent here. The main route south out of Dublin crossed the Dodder at the bridge and later it became an important meeting and trading place.

These days it's a busy village with a good mix of specialty and more mainstream shops. Donnybrook Fair, named after the famous annual fair, has both butcher and fish counters, while The Butler's Pantry is a godsend for ready meals that are a cut above what you'd find in the supermarket. Terroirs, owned by Sean and Francoise Gilley, has been keeping local cellars well-stocked for over 25 years now, while Hampton Books carries a fine selection of reading material for both children and adults.

When restaurants are open again, locals will be happy to return to Mulberry Garden but in the meantime, they can spend their evenings enjoying the Dodder Walk, which runs to Grand Canal Dock in one direction, and Rathfarnham in the other.

**Words by Katy McGuinness**



### Can Estel, Santanyi, Mallorca: €8.2m

TUCKED away in the southeastern tip of Mallorca, close to Mondrago National Park and some of the island's best beaches, is an elegant mansion that ticks all the boxes for the buyer in search of a refuge from the madding crowd. While Can Estel stretches to 800sqm, it has just five bedrooms and four bathrooms — they are however, roomy to say the least, and any overflow can be accommodated in the four-bed guest house. The dramatic entrance hall is a showstopper, as are the grounds of the historic estate, which run to 3.3 hectare and include a swimming pool, poolhouse with sauna and palm house as well as fine terraces to sun oneself on. Vall D'Or golf course and pretty Santanyi village are nearby, while Palma is 56km away.

**AGENT:** Engels & Volker Spain; [engelsandvolker.es/](mailto:engelsandvolker.es/) ID W-029MXE



### 21 Terenure Park, Dublin 6: €995,000

HOUSE-HUNTERS in the much sought-after D6 postcode will be interested to know that a prime Victorian terraced family home is now available for just under €1m, having adjusted its asking price from €1.1m. For that sum, buyers get a lot of bang for their buck, five bedrooms, a separate drawing, dining, living room and kitchen, which will please remote workers who need to carve out office space, and wonderful period trimmings, including ceiling roses, fine marble and cast-iron fireplaces and crisp cornicework. There is also a low-maintenance sunny rear garden with double garage and access, as well as room to extend, subject to planning permission. The large number of schools and amenities in D6 make this a family friendly spot.

**AGENT:** DNG (01) 490 9000