

# Modernised four-bed Donnybrook redbrick on the market for €1.1 million

BY TINA-MARIE O'NEILL

If location is a primary driver for buyers looking for a pad in a trendy suburb within walking distance of the city centre, then 5 Eglinton Terrace in Donnybrook in Dublin 4 might fit the bill.

The charming redbrick will also appeal to rugby fans, as it overlooks Donnybrook Stadium (officially renamed Energia Park) and is within a short walk of the RDS and a longer but still manageable walk from the Aviva Stadium.

For its part, No 5 is a handsome, double-fronted, mid-terrace four-bedroom home which extends to a generous 160 square metres of living space. It also comes with a rear garden and a rear garage.

The property is presented in turnkey condition throughout and has a respectable C2 BER. It has been modernised and upgraded over the years, yet it has retained many of its period features.

Once through the front door, fashionably presented in deep teal, the visitor is met by a dramatic entrance hall laid in classic period-style black and white floor tiles. Also featuring here are skirting boards, ceiling coving, dado rails, an alarm panel, under stairs storage and a utility closet plumbed for washing machine.

To the right of the hall, the first reception room has fitted oak laminate floors, skirting boards, ceiling coving, a large picture window overlooking the terrace and fitted with plantation shutters, a feature marble fireplace surround with a gas fire inset and fitted walls lights.

A set of double doors leads from here to a kitchen/dining area at the rear of the house.

The light-filled, contemporary kitchen has large, cream tiled floors and partially tiled walls and splashbacks in pale green glass tiles. A good range of off-white, modern Shaker-style base and wall-mounted units are paired with solid timber counter tops. A large picture



5 Eglinton Terrace in Donnybrook, Dublin 4: on the market for €1.1 million

window overlooks the rear garden and the space has a full range of integrated appliances as well as ample space for a breakfast table and chairs.

To the left of the entrance hall, the second reception room is used as a family room and also has fitted oak laminate floors, skirting boards, ceiling coving and a large picture window fitted with plantation shutters overlooking the front of the property. The room also features a cast-iron fireplace with gas insert and a marble hearth as well as an alcove with extensive fitted shelving and storage solutions.

A door at the rear of the space leads to a fully tiled, ground floor shower room with a frosted glass window overlooking

the rear garden, a large shower unit and fitted shelving. The ground floor also has a utility closet, which is plumbed for a washing machine and comes with extensive shelving.

Upstairs, a large picture window on the landing offers views of the sports ground across the road. The two largest bedrooms are at the front of the house, overlooking the stadium grounds. The master has timber effect floors, while the second double has mirrored sliderobe doors opening to walk-in wardrobes with extensive shelving and rails.

A small set of steps leads to the third bedroom. A bright double room, it too has timber-effect floors and two picture windows overlooking the rear garden.

The fourth room, which could double as a study or home office, is also to the rear and is similarly decorated.

The fully tiled family bathroom at the rear includes a bath with an overhead shower and fitted screen as well as a sink unit with a fitted, mirrored cabinet.

The rear garden at No 5 is fully enclosed, private and south-west-facing. It has a stepping stone pathway and a lawned area, raised planted borders with granite stone, a variety of plant life and a patio area.

Outside, the rear garden is fully enclosed and enjoys an enviable south-westerly orientation. There is also a brick-constructed outdoor garage and separate utility room. There is a gate to the



The kitchen overlooks the rear garden



The living room boasts a feature marble fireplace

rear of the property offering rear access from Rampart Lane. There is residential permit parking at the front of the house.

Eglinton Terrace is just off Donnybrook Road and within a short stroll of Donnybrook village and Herbert Park. Many of the principal places of business such as St Stephen's Green, Baggot Street,

Fitzwilliam and Merrion Squares are within easy walking distance, as are a choice of good schools, eateries, shops, sports clubs and local amenities.

Agent Susan Slevin at DNG's Donnybrook branch is handling the sale and is guiding €1.1 million. For more details, contact her at 01-2600200.

# Roomy with a view: four-bed on grounds of Mount Juliet for €730k

BY TINA-MARIE O'NEILL

Few properties can be described as impeccable, but 2 The Gallops in the lush grounds of the prestigious Mount Juliet Estate, set along the banks of the river Nore in Co Kilkenny, can justifiably lay claim to this accolade.

This is a large, modern, four-bedroom, two-storey bay-windowed residence of considerable character perfectly situated overlooking the 16th fairway and green of the Jack Nicklaus-designed golf course and close to the new clubhouse, Hunters Yard and all the amenities of this famous estate.

2 The Gallops extends to just under 300 square metres with an additional 27 square metres of sun balconies. It has sumptuously presented living and bedroom accommodation and incorporates numerous attractive design features.

A paved stone pathway leads to the front door, sheltered from the elements by the overhanging balcony above it. The gracious hallway beyond it leads to four double bedrooms at ground floor level, two at the front, two at the rear, each with its own en suite.

The generous bedrooms feature solid timber floors, ceiling coving, integrated speaker systems. Two also feature French doors leading to private paved patios. The rooms also have fitted roller blinds on the windows and doors, and quality built-in wardrobes.

The residences in the Gallops terrace were all designed to maximise the views, so the living quarters are all on the upper floor.

To this end, a wide staircase bathed in natural light from a series of roof lights, (all with fitted blinds) leads up to the light-filled living space and study.

This elegant area has timber floors, a raised fireplace, full-height windows and French doors opening to a timber-decked balcony overlooking the fairway.

A large study area is located at the top of the stairs, and to the right of it is the large dining room, again with solid tim-



2 The Gallops is set in the lush grounds of the Mount Juliet golfing estate



The spacious drawing-room with balcony



The master bedroom has solid timber flooring



The kitchen with its extensive range of fitted units

ber floors and French doors opening to a timber-decked balcony overlooking the golf course.

The large, contemporary kitchen/breakfast room has large polished limestone floor tiles, an extensive range of high gloss, fitted, cream and frosted glass wall, base and full-height pantry units, with grey polished stone worktops and splashbacks punctuated by integrated chrome appliances.

A generous breakfast area is situated in front of French doors which lead to a timber-decked balcony overlooking the estate grounds at the rear.

The house has gas fired radiator central heating and

is close to the estate's newly renovated clubhouse and leisure centre. A renowned championship golf course, Mount Juliet also offers fishing, horse riding, tennis, a leisure centre with a pool and spa, and falconry as well as a choice of award winning restaurants.

The prestigious country estate is located about 20 minutes from Kilkenny, 30 minutes from Waterford and just over one hour from Dublin.

Mount Juliet Manor House is an architectural gem which pays tribute to 18th century craftsmanship while the estate proper dates to the 15th century. The Manor House is home to the Lady Helen Restaurant which has been

awarded a succession of prestigious Michelin stars. The hotel has been voted the AA Irish Hotel of the Year 2020.

No 2 is for sale by private

treaty guiding €730,000 with Hooke & MacDonald.

For more details, contact Ken MacDonald at 01-6610100.



17 The Warehouse is on the market priced at €575,000

# Warehouse apartment in D8 wears conversion with flair

BY TINA-MARIE O'NEILL

The Warehouse, a handsome apartment block on Clanbrassil Terrace in Dublin 8, is not your average commercial to residential conversion.

It was one of the first such transformations in Dublin, having enjoyed life as a clothing factory before being bought by developer Michael Roden in 1999. The area has a long association with the clothing industry, having once been a central tanners' hub, an industry which may have lent the area its 'Blackpitts' name.

In any event, Roden retained the services of architect and interior designer Mary Donohoe to convert the warehouse into a series of cutting edge, loft-style apartments which today exude a continental/New York city vibe, thanks to their generous layouts, high ceilings, steel framed windows and – the gem in this crown – its mature, lush central courtyard.

Agent Owen Reilly is offering No 17 to market with a guide of €575,000. The two-bedroom, south-facing, first floor unit extends to a spacious 114 square metres and boasts oodles of natural light and flair.

The entrance area has its lovely, original parquet timber floor as well as an alarm, entryphone, a storage cupboard (which houses the boiler) and storage lockers.

The large living area, made to feel more expansive through its high ceilings and



The exterior of the Warehouse off Clanbrassil Street

glass block wall, has the same original floor and ceiling spot lighting.

The dining and kitchen area, an open-plan space, is bathed in natural light which seeps through two of those aforementioned industrial, large steel-framed windows, which give a honey glow to the parquet floors.

An ample range of timber floor and wall-mounted units keep the parquet floors in good company here, contrasted by quartz worktops and a range of integrated appliances. The fridge and freezer are stand-alone affairs.

The large first double bedroom has its own-door access to a balcony overlooking the inner courtyard. Its tiled en suite has a step-in shower cubicle, white sanitaryware and polished black floor tiles.

The second double bedroom has the use of the main bathroom, which includes a white bath suite with an overhead shower, partial-

ly tiled walls and the same, high shine, graphite black floor tiles.

A handy utility room off the kitchen with tiled floors has built-in storage closets housing a washing machine and washer/dryer, a water tank and hot press.

No 17 comes with a designated parking space, and the block has its own on-site caretaker.

Considered a hip location near the city centre, the area is five minutes' walk from Camden Street with its cool bars, cafés, restaurants, wine bars and antique shops, and a short walk from St Patrick's Cathedral, Christchurch, St Stephen's Green and Grafton Street.

Popular local spots include Bastible, Hen's Teeth café/design shop and the Fumbally cafe. The Luas is also close by and there are frequent Dublin Bus services in the area.

For more details, contact the agent at 01-6777100.