

COUNTRY PILE



Cottage with mountain views

This Kilmacanogue house has been converted with a gift for interiors in some splendid surroundings, writes *Linda Daly*

The owner of Rose Cottage, a low-slung bungalow in Rocky Valley, Kilmacanogue in Co Wicklow, has a *grá* for interiors and architecture. You can see that in the colours used on the walls throughout the house, in the contrast between the dark floors and painted exposed ceiling beams, and in the quirky, vintage pieces of furniture in some of the rooms. The cottage appears single-storey but the attic has been converted into two rooms, which span the width of the house. At the moment, they are used as a bedroom and games room but future

owners could put another bed up there. At ground floor level, the house opens through a half-door into the hallway, with the bedrooms to the left and the living accommodation to the right. This comprises two living rooms, a dining room, kitchen and utility room. There is a bathroom at the end of the hall. The two bedrooms are doubles, and the master has an en suite bathroom and dressing room. While Rose Cottage will probably be listed as a two-bedroom home, the attic rooms could make four, while a recently renovated outbuilding on the plot has another bedroom and an office.

The owner has a *grá* for gardening, too, it seems. As well as planter beds and mature trees, there are raised vegetable beds and an orchard on the land. The house sits on an elevated site, which gives it views of the Sugar Loaf mountain. **Agent:** ogormanproperties.ie **They say:** Seated terraced areas take full advantage of the south-facing aspect in the garden. **We say:** This is the third house to come on the market in Kilmacanogue in the past month but it is one of the more affordable ones.

CITY SLICKER



Suburban feel but city postcode

With its recently built extension and new kitchen, the hard work has already been done at this Churchtown terrace, writes *Linda Daly*

Closer to Dundrum Town Centre than it is to Dublin city centre, No 55 Whitebarn Road, in Churchtown, Dublin 14, is more of a suburban home than a city slicker. It proved the perfect compromise for Luke Hanahoe and his wife Kate when they moved into it three years ago. Luke is president of the Kildare chamber of commerce, and his solicitor's practice is based in Naas. Kate, who is from Ranelagh, works in the city centre. A home in Churchtown meant that Luke could get to the M50 and on the Naas Road within 20 minutes, while Kate could be at her job within that time too.

The couple bought No 55, a three-bedroom terraced house, for €425,000 in August 2017 and set about refurbishing it. They added a single-storey extension to the rear, bringing the house to 108 sq m, and installed new kitchen presses, an island and new appliances. They had the house plumbed with a new heating system, and also upgraded the bathroom and guest lavatory. With new windows added all over, the building energy rating was boosted to a B2. The west-facing back garden was landscaped too, with steps leading down from a patio area to an artificial lawn and

flower beds. It has access to a lane at the rear. They didn't intend to sell the house so soon but Covid-19 has meant that Kate can now work from home, so they are moving down to Co Kildare to be closer to Luke's business. **Agent:** owenreilly.ie **They say:** There's a host of amenities on the doorstep – it's just minutes from Dundrum and Nutgrove shopping centres, with creches, schools, parks, pharmacies and restaurants close by. **We say:** They've done all the hard graft; all you need to do is move in.

NICE MOVES THREE TO VIEW THIS WEEK

DUBLIN 14 POTENTIAL FOR EXTENSION

Homes with garages to the side always come with the potential for an extension or conversion into a play room. In No 20 Henley Park's case, new owners could do both – if they get the planning permission to add a two-storey extension. Right now, the house in Churchtown measures just over 137 sq m and has already been extended to the rear with an open-plan kitchen, dining and living room, with roof lanterns and wall-to-wall glazing. A living room, utility room and guest lavatory complete the downstairs accommodation. Upstairs there are three bedrooms and a bathroom. **Agent:** dng.ie **They say:** The location offers myriad services and amenities on its doorstep. **We say:** Alternatively, keep the garage and tuck your car in at night.



DUBLIN 18 RENOVATED PERIOD HOME

Nineteenth-century properties tend to come with very low building energy ratings. Not so with Brookville, a detached period house on Commons Road in Shankill, which is rated B3. That's because its owners have renovated the house, adding triple glazing, a combi boiler and Nest smart heating system. It has two living rooms, one of which has a dual aspect with windows to the front and rear, a kitchen, utility room and guest lavatory on the ground floor. The kitchen has been extended. Upstairs, all the bedrooms are double or triple aspect. The master has an en suite. **Agent:** sherryfitz.ie **They say:** Just over 1km from the village of Shankill **We say:** Those double-aspect rooms will be a godsend when winter comes in.



CO CORK CHOICE OF THREE AT THE FASTNET

Three apartments have come up for sale at the Fastnet, a development of 66 apartments at Lancaster Gate on Western Road near University College Cork. No 53 is a three-bedroom apartment priced at €510,000. No 54 has one bedroom and is selling for €280,000. Meanwhile, the two-bedroom No 55 is going for €390,000. All sit on the third floor of the development and have balconies with river and city views. The main bedrooms in the bigger apartments have en suites. A designated underground parking space is included in the sale, and there is an €1,800 annual management charge. **Agent:** oconnormurphy.ie **They say:** Home to a variety of neighbourhood bars, bistros, cafes and restaurants **We say:** Home buyers may bite if the investors don't.



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