

MOVE

COUNTRY PILE



ANGELA MUJICA

A helping of ranch dressing

Views of the Sugarloaf, ample space and a large garden come with this American-style home in Co Wicklow, writes *Linda Daly*

With its white wooden cladding, blue shutters and verandah, Annabasky, in Enniskerry, Co Wicklow, looks like an American ranch house. The four-bedroom, single-storey home, which has views of the Sugarloaf, isn't quite open-plan, but it does have 232 sq m of living space and sloping double-height ceilings in a couple of rooms.

The front door lies to the right of the house, and the sitting room and kitchen lead off a wide entrance hall with black-and-white tiles. A family room, bathroom and four bedrooms lie off an inner hallway. American walnut flooring has been laid

in the reception rooms. The living room is double aspect and has a vaulted ceiling. French doors open to the deck and garden. Its feature fireplace with timber mantle, raised hearth and solid-fuel stove resembles those found on ranches.

The kitchen and dining room are open plan and there are two walk-in pantries. Meanwhile, the main bedroom has two walk-in wardrobes and an en suite shower room.

The house has a high-scoring B3 energy rating, and has double-glazing and "high-specification" insulation. There also is underfloor geothermal heating.

A detached annexe comes with an open-plan kitchen and living room with beamed ceiling, plus a double bedroom and shower room.

The half-acre lawned gardens include a large timber deck to the side of the house. Annabasky, on Ballyman Road, is less than five minutes' drive to Enniskerry village and under 10 minutes to Powerscourt.

Agent: daphnekayeandassociates.ie

They say: Tastefully presented with a high quality specification throughout

We say: It's a bright, welcoming home with plenty of living space.

CITY SLICKER



Gracious living in Ballsbridge

Downsizers and young professionals will find plenty to like about this spacious duplex apartment in Dublin 4, writes *Linda Daly*

A sale at Shrewsbury Court in Dublin in July 1975 set a record for apartments in the area. The 112 sq m flat, on the corner of Ailesbury Road and Ailesbury Grove, in Ballsbridge, sold for IR£32,000 (€41,000).

After a 1994 renovation which saw Shrewsbury Court get a new roof, windows and extra apartment, No 4 changed dramatically – it got an extra level. Now it is a 184 sq m, two-storey duplex apartment with three bedrooms.

The development of seven apartments is hidden behind high walls and trees, and surrounded by a mix of landscaping

and car parking. No 4 comes with two spaces. The apartment, which can be reached by stairs or lift, was bought by its owners about 17 years ago, when they downsized from a large period home.

The lower level includes an open-plan sitting and dining room, with a secret door behind an antique screen leading into a kitchen. A second living room/study, which has a wall lined with bookshelves, looks out over the communal gardens. There is a bedroom with an en suite shower room at this level, as well as a large guest lavatory/utility room.

A curved staircase, which is fitted with

a stair lift, leads to the two bedrooms on the upper floor. Both bedrooms have en suite shower rooms.

No 4 is on the market as an executor sale. It is the perfect showhouse for downsizers but young professionals on the lookout for a city pad may see it as a place they can modernise.

Agent: mcnellyhandy.ie

They say: A much sought-after address – Donnybrook and Ballsbridge villages are a leisurely stroll away.

We say: This is a more affordable and boutique alternative to the newer developments in Dublin 4.

NICE MOVES
THREE TO VIEW
THIS WEEK

DUBLIN 6 BRIGHT, MODERN REVAMP

Millbrook Village, in Milltown, was built in about 1990, and offered residents access to a gym, tennis court and communal laundry room.

A recent renovation at No 35, a two-bedroom, mid-terrace home with 63 sq m of living space, included upgrading the insulation and installing a new kitchen.

There is a living room, kitchen with herringbone wooden floors and a guest lavatory on the ground floor. Upstairs there are two double bedrooms with mirrored wardrobes and a bathroom.

Agent: owenreilly.ie

They say: There is a designated parking space to the front of the property with additional parking also available.

We say: Wilde & Green, the speciality cafe, food and lifestyle store, is a short walk away.



CO WICKLOW GOLF VIEWS AND BEER ON TAP

There are worse places you could live than overlooking the 18th fairway of Greystones golf course. Evergreen, No 8 Killincarrig Manor, lays claim to such a position.

The 312 sq m, four-bedroom home has accommodation over three levels. It's got a family room with a home bar, including two draught beer taps. The L-shaped kitchen and dining area are large with oversized windows and glazed double doors to a terrace. The south-facing formal lounge also has french doors to a balcony.

On the first floor, there's a master bedroom with en suite bathroom. Three more bedrooms at garden level all have en suite shower rooms.

Agent: mcgovernstates.ie

They say: The garden is low maintenance.

We say: That bar could come in handy in these times of threatened prohibition.



DUBLIN 4 CLASSY CONVERSION TO COVET

This first-floor apartment at Pembroke Manor, on Pembroke Road in Ballsbridge, is the type of one-bedroom pad people fantasise about. At 79 sq m, it's the size of a two-bedder with the proportions of a good Georgian home. Apartment 10 has large rooms, high ceilings and tall sash windows.

An entrance hall, guest lavatory, kitchen, drawing room and bedroom make up the living space. The kitchen has a range of SieMatic presses and integrated appliances, while the tiled bathroom has a large shower and underfloor heating.

Agent: huntersestateagent.ie

They say: Within easy walking distance of the city centre

We say: We need more apartments like this in Georgian buildings.



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MOVE

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