

Dublin 2 €1.1m

City townhouse has it all – and a garden

Owners have completely revived this fine Dublin 2 original, which shares a lovely private square

45 Pearse Square, Dublin 2

Description: Beautifully updated city centre house with large garden
Agent: Owen Reilly

GEMMA TIPTON

You've got to hand it to the copywriters of old – they sure knew how to impress. In 1850, selling points of the newly completed Queen's Square included "a main sewer which discharges into the Liffey with every receding tide". Residents of the charming new development would be beguiled by both cleanliness and convenience, which, according to the writer, had no equal in Ireland or England.

The advert appeared in Henry Shaw's Dublin Pictorial Guide and Directory, and is part of a collection of memorabilia connected to number 45 that survives today.

These days, Queen's Square has changed its name to Pearse Square, and house buyers can generally take cleanliness and decent sewers for granted (one would hope). The new owners of Number 45 certainly will.

When Rachel and Alan Matthews bought it in 2013, the house had been empty for some years and it was in considerable disrepair. Determined that it would become their forever home, they spared no expense in making it as perfect as possible.

"We did it in about six months," remembers Rachel. "We had seen it and said to ourselves: this is our dream house. And then the scary stuff started. We walked in the front door, and thought: oh my God, what have we taken on?"

Original features were repaired and restored, windows replaced (to the original sash design) the house was rewired, insulated, and refloored. They also dug down at garden level to get more light in and make for greater space. Alan project-managed the whole thing, and it has been beautifully done.

The house is laid out over three floors, totalling 205sq m (2,206sq ft). At garden level, one large room flows from front to back, with kitchen, dining and seating areas. On the first floor, a bright sitting room, large study and bed-



room give plenty of living flexibility. The property is for sale through estate agent Owen Reilly seeking €1.1 million.

Up top there are two more bedrooms, with a large bathroom on the return. "We use the whole house," says Rachel, and it has clearly come into its own in lockdown because of that extra work space on the first floor. "In summertime we're downstairs in the garden room, while in winter it's upstairs with the fire."

Huge additional selling points must also be the garden and the house's proximity to the city centre. While many of the neighbouring properties have had mews houses built out back, number 45 has retained its entire garden. "The family who sold it to us were so attached to it," Rachel says.

"Their dad had been so proud of the house and garden, he had wanted to keep it intact for his grandchildren to enjoy."

This means that while you can park your car through rear access, the length (approximately 20m (65.5ft) still leaves



plenty of room to enjoy this rare outdoor urban space, which also includes a built-in barbeque area.

Meanwhile, Pearse Square itself has a shared park at its centre, which was reinstated in the 1990s, thanks to the Residents' Association. This, Rachel says, is testament to the lovely community she and her family have found here. Add to that, she says, "you're five minutes' walk to restaurants, coffee shops, Trinity College, the theatre, Grand Canal Dock. There's a weekly fish market. And it's also incredibly quiet – all the things that make your life easier and nicer."

Despite having imagined they would stay put forever, lockdown led the family to realise something else that really mattered to them: their extended family. They have decided to move to a house with space for a separate apartment, in order to be near Rachel's parents. It's an opportunity for a prospective buyer to walk into a lovely home, in a historic part of the heart of the city.



Take 5 for €375,000

This two-bed property at 14 Magennis Square is located in the heart of Dublin 2. Extending to 53sq m (575sq ft), it would need upgrading as the current BER is a lowly G.

Price: €375,000.
Agent: huntersestateagent.ie



Turkey Ovacik



Set in a development of four units, this 200sq m (2,153sq ft) four bedroom villa is constructed on an elevated site to maximise the views of Babadag Mountain, and lies close to the Blue Lagoon

Beach. The property has a garden extending to 500sq m set around a fine-sized pool. Dalman airport is within a 45-minute drive.
Price: €375,675
Agent: spotblue.com

Canada Newfoundland



This four-bedroom house lying on half an acre was constructed in 2012 in Grand Falls-Windsor, a town in central Newfoundland. The property extends to 367sq m (3,949sq ft) has a gym, a home cinema room and a wet bar, with vaulted ceilings in the

main living area. The location is popular for whale watching and water sports in summer, with skiing and snowboarding through the winter season.
Price: \$569,000 Canadian (€370,740)
Agent: realtor.ca

France Poitou-Charentes



Lying on close to an acre, this property offers a main house with three gites (holiday homes) offering 10 bedrooms in total, in 370sq m (3,982sq ft) of accommodation. There are outbuildings which are currently used as games

rooms and storage which could be converted to further accommodation on the site, which has a large 10m x 5m pool. It is located 7km from the nearest village.
Price: €367,500. **Agent:** french-property.com

Cyprus Kyrenia



This villa, constructed in 2020, lies in Edremit, just west of Kyrenia town, which is famous for its Byzantine castle and tombs dating from the 4th century. With a subtropical climate and mild winters, the

four-bedroom detached property extends to 190sq m (2,045sq ft) and has large terraces, marble staircases and a private swimming pool.
Price: €325,000 (€374,180)
Agent: eurosol.no

Around The Block

March 8th

Women surveyors mark Women's Day with new mentoring programme

Women working in the property sector will come under the spotlight next Monday – that's March 8th – at an event to mark International Women's Day.

The virtual lunchtime event will feature Patricia Power, the chartered quantity surveyor who riveted the nation weekly when she starred in the original Room to Improve series, frequently reigning in the architect Dermot Bannon's flights of spending fancy.

Power has forged a successful career of her own, which she will be discussing with the president of the Society of Chartered Surveyors Ireland, Micheál Mahon, and a guest panel from within the industry.

So far 300 women surveyors have signed up, and bookings are still open. The society will also use the event to launch its Women in Surveying Mentoring and Leadership Development Pilot Programme.

Designed to increase diversity within the profession, the scheme will connect



■ Patricia Power will discuss her career in the property sector at Women's Day event.
PHOTOGRAPH: BARRY CRONIN

women with mentors working in roles across construction, land and property.

In a largely male-dominated sector it's a welcome initiative. "The number of women entering careers in property, construction and land is rising all the time, but we still have a long way to go to get to gender parity," says the SCSi's chief executive, Shirley Coulter. The programme is intended to "provide women who are

starting out in the profession, who are looking to take the next step in their careers or who are re-entering the workforce with the practical advice and tools they need to achieve their career ambitions".

Under its equality, diversity and inclusion strategy, the SCSi says, it plans to address challenges it sees within the sector for women at particular career stages.

"We aim to start an open conversation within industry as to how we can work together to overcome barriers to career progression for female surveyors."

Elgin Road

Leinster player and Doyle heiress move into €5.47m Ballsbridge home

When number 40 Elgin Road in Ballsbridge first came on the market, it looked an obvious embassy buy. Located beside the US embassy, the grand, double-fronted Victorian is bang in the heart of Dublin's diplomatic quarter. On the same road alone you will find the embassies of Kenya, Belgium and Ukraine.

The fine redbrick came on the market through Simon Ensor of Sherry Fitzgerald seeking €6.75 million in March 2019 and quietly sold before Christmas for €5.47 million. Early speculation was that the buyer was next-door neighbour the US embassy – an obvious purchase surely to accommodate visiting dignitaries. But when news emerged recently that the embassy is planning to move lock, stock and barrel down the road to the site of the old Jury's hotel it put paid to that theory.

It now transpires that the lucky new residents are



■ 40 Elgin Road, features an 'entertaining' kitchen on the first floor

newly-weds Leinster rugby player James Tracy and Ashley Doyle, daughter of David Doyle, the second son of late hotelier PV Doyle. The couple, who were married in a quiet Covid-19 wedding ceremony last August, are understood to have moved in to their new pad around Christmas time.

Now Ashley, who has more than 16,000 followers of her glamorous lifestyle on Instagram, is expecting their first child. Luckily the

couple will have little to do except paint the nursery as much of the heavy lifting at number 40 has already been done. The property, which is just one of two detached, three-storey houses on Elgin Road, was completely overhauled about 18 years ago after its use was changed from commercial to residential. Developer Jerry O'Reilly engaged Cantrell & Crowley Architects to transform the property to a 525sq m (5,651sq ft), four-bedroom home.

There's an "entertaining" kitchen on the first floor and a larger kitchen/breakfast room at ground-floor level, while at basement level is the wine cellar. A coach house to the side was also converted into a three-bed 183sq m (1,969sq ft) mews. One of the finest houses in an area known for its substantial piles, it is not surprising that this came in as the third biggest residential property sale in Dublin last year.

Two up...

+€30,000

68 Whately Place, Upper Kilmacud Road, Stillorgan, Co Dublin – 3 bed terraced house – up €30,000 (6.2 per cent) from €485,000 to €515,000 on Monday

+€50,000

9 Ard na Greine, Eaton Brae, off Orwell Road, Rathgar, Dublin 6 – 3 bed end of terrace – up €50,000 (4.6 per cent) from €1,100,000 to €1,150,000 on Friday

Two down...

-€50,000

2 Wesley Road, Rathgar, Dublin 6 – 3 bed terraced house – down €50,000 (7.2 per cent) from €695,000 to €645,000 on Monday

-€30,000

485 North Circular Road, North Circular Road, Dublin 7 – 3 bed end of terrace house – down €30,000 (7.3 per cent) from €410,000 to €380,000 on Wednesday

Source: myhome.ie

My neighbour's sewage is threatening to flood my back garden Page 11

