



No 49 Montpelier Parade, Monkstown: on the market for €1.5 million

# Gorgeously restored Victorian residence in Monkstown for €1.5m

No 49 Montpelier Parade has been restored to former glories, losing none of its old character

BY TINA-MARIE O'NEILL

Located off Monkstown Road, at the Blackrock village end of this long avenue of imposing homes, lies the distinguished terrace of Victorian era homes that make up Montpelier Parade in Monkstown, south Co Dublin. Building began on this row of striking homes in 1798 and

No 49 is third from the end, bookending a tripartite of stark grey-fronted homes at this end of the terrace. The beautiful property has just come to market through Colliers guiding €1.5 million. No 49 was sympathetically resuscitated and faithfully restored and refurbished by its owner in 2004 in compliance with a strict 'Restoration of Character' order in keeping with its preservation listing.

The result is an elegant three-storey over garden residence of 222 square metres with all the period charm of the original's three bedrooms, four reception rooms and garden level kitchen/breakfast room. The south-west-facing back garden runs to some 120 feet and is laid mainly in lawn with a private patio and granite boundary walls. It also comes with handy rear access. Once through the smart front door with its period fanlight and decorative corbels, the entrance hall has hardwood timber floors, ceiling cornice and an inner archway.

The drawing room to the right of the entrance overlooks the street and features stripped and varnished timber floors, a handsome marble fireplace with an ornate cast iron inset, original shuttered sash windows and double doors leading to a similarly decorated dining room overlooking the rear garden. At the rear of the hall, steps lead down to the return which houses a shower room with a step-in shower and a plumbed utility room with fitted cupboards and garden access. The kitchen/breakfast room at garden level boasts a modern Chalon-style kitchen



The house has been restored and refurbished in recent years; below: the drawing room has a handsome marble fireplace

with dark grey fitted base and wall-mounted units, polished granite worktops with a centre island unit, large cream floor tiles, a five-plate gas cooker and a range of integrated appliances. A hot press with dual immersion is plumbed for solar panels. The adjoining lounge has the same floor tiles and French doors opening to the rear patio and garden. Upstairs, the first floor boasts two large double bedrooms. The front bedroom, often earmarked as an upper floor drawing room in Victorian times, boasts timber floors, three shuttered sash windows and a large white



marble fire place. The second bedroom at the rear has sash windows and a shower room en suite. There are two more double bedrooms at the top of the

house, both with shuttered sash windows, cream carpets and cast iron fireplaces. The bathroom at this level has tiled floors, timber panelled walls and a sunken bath with a shower attachment. Montpelier Parade is a short stroll from Monkstown and Blackrock villages with their cafés, trendy boutiques and bistros, shops and shopping centres. The seafront is close by with its walks, yacht clubs and bathing areas, as are the Dart, frequent Dublin Bus and Aircouch services as well as a choice of excellent schools. For more details, contact Colliers agents Ron Cregan or Paul Sherry at 01-6333700.

# Handsome Georgian house on city square for €1.05m

BY TINA-MARIE O'NEILL

A beautifully restored central city residential square in Dublin 2, Pearse Square was originally built in 1839 as Queen's Square after Queen Victoria and later (in 1926) renamed to honour Patrick Pearse. One of the handsome Georgian homes along the square, No 23, has come to market through Owen Reilly and is guiding €1.05 million. The property will interest investors as well as residential house buyers as about a decade ago it was renovated, extended to 240 square metres and split into two units, offering a two-bedroom plus two attic room duplex unit and a garden level, one-bedroom plus study apartment below it. Today the property retains many of its original Georgian features such as the fire-

places, high ceilings, plaster mouldings and attractive staircases. The sash windows and roof were also replaced during the renovations and the property also qualifies for the Living City Initiative through Dublin City Council. The duplex consists of an inviting entrance hall with guest WC, two interconnecting reception rooms with cast iron fireplaces and nine-foot high ceilings. The rear reception room overlooks the west-facing patio through French doors. The unit has a fully equipped kitchen/dining room with rear garden access and two double bedrooms en suite. At the top level, there are a further two generous rooms, suitable for a variety of uses, and a bathroom. The apartment is accessed via the front patio steps and has a welcoming entrance with a plumbed utility room



No 23 Pearse Square in Dublin 2: offered at a guide price of €1.05 million

off it. It has a large living room with a solid fuel burning stove, timber floors, original sash windows and eight-foot

ceilings. Its modern double bedroom has timber floors, sliding wardrobes, a fireplace

and access to the rear paved patio. A rear corridor houses a storage room, an office with sliding wardrobes and a fully



The apartment sitting room has a cast-iron fireplace; below: the kitchen/dining room is fully equipped



equipped shower room. At the front of the apartment, there is a private space for storage of bicycles or bins with ample on-street resident parking. Local amenities include the 3 Arena, Trinity College, Grand Canal Dock, Bord Gáis Theatre, Aviva Stadium, the IFSC, the National Gallery, Grafton Street and Ballsbridge. For public transport, Dublin Bike Station is a one-minute walk away, Tara Street Dart station two minutes' walk, and Luas Green and Red lines three minutes away. This property will appeal to owner occupiers who are also seeking an apartment generating income or an investor. The agent is confident the entire property will secure a rent of €5,200 per month, which is a minimum annual rent of €62,400. More details are available from the agent at 01-6777100.



Clockwise from above: 30 Pembroke Cottages in Donnybrook, Dublin 4 is on the market for €625,000; the living/dining room can boast a modern stone fireplace; the master bedroom has timber flooring



# Fine redbrick cottage with some elegant interiors in heart of D4

BY TINA-MARIE O'NEILL

There's something delightful and exciting about a suburban redbrick artisan cottage that lends itself to a myriad of possibilities when it comes to modern and light-filled layouts. No 30 Pembroke Cottages in Donnybrook, Dublin 4 is no exception and the hard work has already been done by owner, jewellery designer Merle O'Grady, who has filled the 74 square metre terraced cottage with oodles of light and design flair synonymous with the vivid crystal accessories she creates. The cottage was extend-

ed and refurbished in 2005 with great attention to detail and use of space. It has since had a heating system upgrade, as well as new decking to the rear patio and to the south-facing sun terrace off the master bedroom. Inside, No 30 comprises a large double-height living and dining room at the front with timber floors, a modern stone fireplace housing a wood-burning inset stove, and two velux roof lights drawing in natural light. Off the living room and overlooking the front is a bright single bedroom with fitted shelves and grey carpets. A similar-sized room

next door has fitted wardrobes and a roof light, and could be used either as a bedroom or a home office. The rear of the house incorporates a kitchen, a shower room with a fully tiled step-in shower, and a separate modern fully tiled bathroom with a bath suite. The fully equipped kitchen has fitted timber base and wall-mounted units, cream floor tiles, timber panelled splashbacks and large sliding glass doors opening to a modern and private decked patio with built-in seating and a plumbed utility shed. The master bedroom at first-floor level features dark

stained timber floors, a fitted wardrobe with a vanity unit and access to a south-facing sun terrace. Pembroke Cottages are situated between Herbert Park and Donnybrook village with its numerous specialist shops, boutiques, cafés, restaurants, sports clubs, gyms and rugby grounds. Ballsbridge, the Aviva Stadium and the city centre are within easy walking distance, although the area is well served by Dublin Bus and Aircouch. No 30 has a G BER and is guiding €625,000 through Astrid Lyons of DNG's Donnybrook branch at 01-2600200.

# Malahide development site set to pique interest of property developers

BY ROS DRINKWATER

Small, one-off development sites, particularly those with planning permission already in place, are difficult to come by and this one in north Co Dublin should appeal to those brave enough to create their own grand design and builders keen to break ground on a small project to keep things ticking over. Gallagher Quigley Estate Agents in Clontarf in Dublin 3 is offering such an opportunity for sale in the guise of a prime site in central Malahide. Spanning almost a third of an acre, the site at Casuarinas on Grove Road includes an existing bungalow with full planning permission for the construction of a two-storey, modern residence extending to about 322 square metres (planning ref: F20A/0172). Contemporary in style and design, the exterior detail finishes will include zinc roofing, nap plaster finish and blue/black slate cladding. Designed to maximise the benefits of its south-westerly orientation, the interior will provide a ground floor entrance hall with feature double-height window, double aspect open plan living/dining/kitchen, home office, TV/family room, guest en suite bedroom, utility room and garage accessible from the house. Upstairs, a gallery style landing leads to the master bedroom suite with a balcony, two further bedrooms, one en suite, a laundry room and family bathroom. The mature site is adjacent to schools and within walking distance of Malahide village and train station. The agent is guiding €1.75 million. For more information, contact Gallagher Quigley at 01-8183000.



Aerial shot and artist's impression of the house at Grove Road in Malahide in Co Dublin

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