

Dublin 14 €1m

Bright interiors and golf-course views

Extended semi-d has high-spec finish and a large attic conversion

80 Braemor Road, Churchtown, Dublin 14.

Description: Four-bed extended and renovated semi-detached home
Agent: Owen Reilly

BERNICE HARRISON

The previous owners of No 80 Braemor Road renovated the standard suburban Churchtown semi-d so that when the present owners bought in 2012 it had been transformed into a double-fronted house and extended into a four-bed family home on three levels, with the standout room being the very large open-plan kitchen/living extension to the rear. They paid just over €700,000 for the 255sq m (2,745sq ft) house, a strong price then for a property on the busy, wide road.

By 2016 they were ready to do work of their own, adding a glazed room to the rear with glazed roof and frameless doors that fold back, making a space that must have been a boon during the lockdowns. They also added a large contemporary rooflight in the kitchen extension, bringing more light into the spacious, north-facing room.

The house backs on to Milltown Golf Club and, on an autumnal Saturday morning standing at the large black granite-topped island unit – the kitchen units are high-gloss cream – the view beyond the garden is of golfers wandering past at the 13th hole.

Other works they undertook included adding glazed roofing to the side passage, renovating the ensuite bathroom to add underfloor heating, improving storage and installing elaborate electric gates to the front, where there is off-street parking for three cars.

While the rear of the house is open-plan, the front reception room is a separate living room, although its dividing wall was replaced with glazed panels, presumably to throw light from



the front to the extension at the rear.

The bedrooms are three doubles and a single, with one fitted out as a dressing room.

The bathrooms, including the ensuite and the guest toilet off the entrance hall, are all fully tiled with contemporary fittings, in keeping with the high spec detailed by the previous owners when they took on that comprehensive renovation.

The dormer attic conversion is one large open-plan room

used as a home cinema and for home working. New owners might use it as a main bedroom or a teenage hangout.

The house has been rented for a couple of years so new owners will probably repaint and maybe update the kitchen units.

The locality is well served by shops and cafes, and the Luas at Dundrum is not too far away. No 80, which has a Ber of B3, is for sale through Owen Reilly, asking €1.1 million.



Dublin 18 €350,000

Two-bed in coastal Shankill

Apartment 407, Olcovar, Shankill Village, Dublin 18

Description: Two-bed apartment near the sea with good transport links
Agent: Lisney

JOANNE HUNT

For first-time buyers wanting a foothold in coastal south Dublin, or for those downsizing from a bigger property there, an apartment at Olcovar in Shankill may appeal.

Much like neighbouring Killiney, Shankill has a village feel. Olcovar, a development of apartments, duplexes and townhouses built around 2005 by Tudor Homes, is just minutes' walk from the village's main street. At launch,

own-door ground-floor two-bed apartments here were marketed at €455,000.

"One careful owner" could be used to describe the seller of apartment 407, a two-bed unit purchased off the plans and lived in by him since.

A city-dweller then, he ventured farther out to look for a bigger and higher spec first home and this 71sq m (764sq ft) apartment, with two bathrooms and great transport links, fitted the bill. He describes Olcovar as "a very quiet place". Indeed his immediate neighbours, "downsizers from the Shankill, Killiney and Bray", are owner-occupiers too who have lived there since day one. The apartment's ground-floor location will appeal to first-time buyers with a buggy, or those with plans for one, and down-sizers mindful of accessibility. The apartment opens into a

solid timber floored hall with the main bathroom to the left. The bath, with an overhead shower, will tick a box for young families.

Straight ahead is the main bedroom, a good double with built-in wardrobes and a shower-ensuite.

The room has a floor-to-ceiling, east-facing window overlooking the mature, landscaped green.

The second bedroom is also a good double with two sets of floor-to-ceiling built-in wardrobes and a tall window, also looking on to the green. In the hallway are a hot press for gas-fired heating with Hive controls and a separate shelved cupboard.

The hall leads into the open-plan kitchen and living area. The smart kitchen to the right has integrated appliances and good storage. New owners could add a small table or break-



fast bar.

The living area is to the right, with a third floor-to-ceiling window. This area has a solid timber floor with a raised electric fire and recessed alcoves. A balcony off this area has room for seating and overlooks the grounds.

The owner, now married

with children, is trading up to something bigger and will stay in the area – "Shankill is home now," he says. "We go cycling up the mountains, hillwalking at the Lead Mines, there are lovely walks on the beach, I played hurling for the local club – it's within touching distance of everything."



For young families, there is a nearby playground, Shanganagh park is a short walk, and St Catherine's and Rathmichael primary schools are both within walking distance. Woodbrook and Old Conna golf clubs are close, too.

The apartment has one designated underground parking

space with visitor parking too. For those returning to the commute, there are frequent buses and a quality bus corridor to the city. Olcovar is about a 15-minute walk to the Shankill Dart station. The M50 and N11 are a short drive. There are shops, a library, café and pubs on the main street.

With planning permission granted for 600 social and affordable homes at Shanganagh, south of the village, a new Dart station is planned at Woodbrook, north of Bray. The apartment has a Ber of C1, an annual service charge of €1,550 and is seeking €350,000 through Lisney.

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DALKEY

'GLANAMARA', 41 COLIEMORE ROAD, CO. DUBLIN A96 DX90.

Commanding a prime elevated position, this modern detached 5 bedroom coastal residence uniquely enjoys both spectacular sea views over Dalkey Sound and an enviable all day sunny orientation to sun drenched gardens and terraces. 'Glanamara' extends to c.244 sq m (2,625 sq ft) and stands on totally private and secluded gardens of excess 1/5 acre. Presented in excellent condition and of contemporary style with a high quality specification, the bright interiors are flooded by natural light and are cleverly designed to maximise the sunny westerly aspect and panoramic sea views. The stylishly appointed accommodation comprises rooms of good dimensions with feature high ceilings: 3 Reception Rooms, Kitchen/Breakfast, Orangery, 5 double Bedrooms and 3 Bathrooms. There is generous off street car parking and a garage. Prime location convenient to Dalkey Town and DART.

ASKING PRICE €3,650,000

VIEWING HIGHLY RECOMMENDED.

BRAY

1 MOUNT PLEASANT VILLAS, UPPER DARGLE ROAD, BRAY, CO. WICKLOW. A98 X370.

Set in a wonderful sylvan setting and approached via a private avenue, this elegant 5 Bedroom Victorian double fronted residence enjoys a tranquil rural style environs yet only within a leisurely stroll of Bray Town centre and DART. Sympathetically restored and extensively renovated 1 Mount Pleasant Villas combines old world charm with the benefits of modern living. Together with an adjoining self-contained Studio apartment, the tastefully appointed accommodation of c. 208 sq m (2,238 sq ft) comprises exceedingly bright interiors of fine dimensions with many of the period features intact and tall ceilings. Entrance Hall, Guest Cloakroom, Drawing Room, Dining Room, Kitchen, Utility, 4 Bedrooms (2 En Suites) and family Bathroom. The charming Studio apartment offers an open plan Living Room/Kitchen, 1 Bedroom and a Shower room. This Studio can be easily reconfigured into the main residence. The cultivated gardens surround the residence and enjoy a totally private aspect and an all day sunny orientation.

ASKING PRICE €975,000

VIEWING HIGHLY RECOMMENDED.

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