



The extended and renovated mews at No 29 Waterloo Road is on sale for €1.3 million



The bright modern living room at twilight and, below, a seamless continuation of the living space to the rear

A marvellous mews tucked away amid Dublin 4's leafy lanes

No 29 Waterloo Lane, just off Leeson Street Upper, has come onto the market in pristine condition with a guide price of €1.3 million



Tina-Marie O'Neill
Property Editor

Mews homes have come a long way from their humble beginnings, in which they were designed to service the grand Georgian and Victorian city townhouses of the 18th and 19th-century gentry.

To keep the smells and dirt away from the main house, the units were built often in rows at the far end of the properties, separated from the primary houses by landscaped gardens with access to quiet lanes and service roads at the rear.

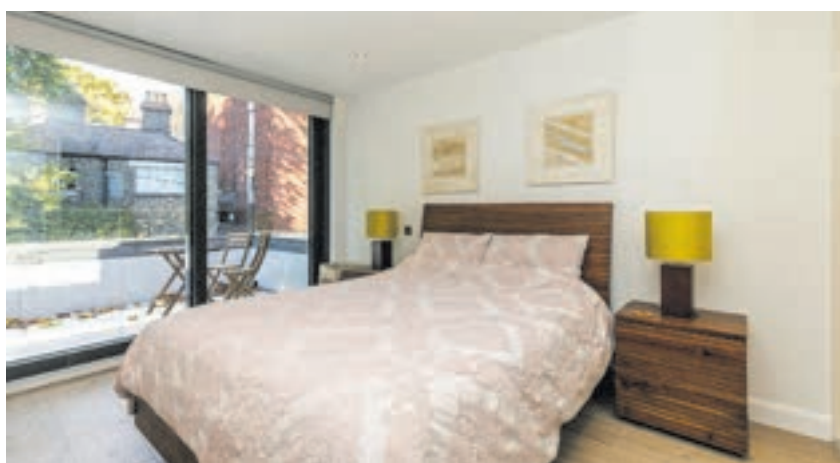
Mews buildings were traditionally two-storey in design to incorporate servant or coachman's sleeping quarters above the household's horse-drawn carriage and its driving horses. Often they were built without windows facing inwards over the gardens on the upper floor to avoid overlooking the master's enjoyment of the grounds.

The buildings became known as mews after the 14th-century King's Mews in London which were built to confine the king's hawks at moulting (or "mew" from the French verb 'muer') time. Keeping the name "mews", the buildings were rebuilt and repurposed from avian to equine use following a fire and became known as the Royal Mews.

The advent of the motor car at the turn of the 20th century negated the need for coach houses, and many were sold off as lock-ups and garages. They weren't regenerated into living accommodation again until the 1960s, when they were bought on the cheap and renovated as city pads by high-flyers and socialites.

In the interim, the mews home has become chic and charming, a well-located and private abode tucked away off main city centre thoroughfares, but within strolling distance of urban and central business districts.

Once such sought-after mews lane-way in Dublin is Waterloo Lane, situated between Burlington Road and Waterloo Road and just off Leeson Street Upper



No 29 offers sleek contemporary living space; from top: the kitchen, master bedroom and front exterior with parking for two cars



The mews was once home to interior designer Debi Flynn, who extended and renovated it

in Dublin 4. About halfway down the lane is No 29, a swanky three-bedroom detached mews which has just come to market with Owen Reilly and is in pristine condition.

The mews was once home to interior designer Debi Flynn, who paid €787,595 for it in 2015, extended it at the front, renovated and insulated it to offer 141 square metres of trendy, bright, white-washed living space with a respectable C1 building energy rating. The property was sold for €1.225 million last year.

Meanwhile, Flynn moved house and put her talent to the test with a complete renovation at No 69 on the same lane, which she is now selling with a view to another mews renovation close by. **to page 2**

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Contact

Robert Mulcair
+353 1 618 5500 | robert.mulcair@cbre.com

Sam Daunt
+353 1 618 5551 | sam.daunt@cbre.com

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No 5 Knocknacree Park in Dalkey, which comes with an A2 BER rating and is on the market for €1.695 million



The bright high-spec kitchen-cum-dining room which offers panoramic sea views

1960s Dalkey residence turned into a thoroughly modern home

No 5 Knocknacree Park in south Co Dublin is now on the market with a guide price of €1.695 million, writes **Ros Drinkwater**

For those in search of a family home, the semi-detached house has long been the most popular choice. It is likely to remain so, despite the seismic changes that property owners now face: global warming has emphasised the need for energy-efficiency, and for many, the pandemic has made the home office an essential.

No 5 Knocknacree Park in Dalkey in south Co Dublin is one of an enclave of premium homes built in the 1960s. In 2017, under the guidance of Kavanagh Ryan Architects, the current owners embarked on a major extension and refurbishment programme which transformed what was already an excellent semi-detached property into an ideal home for the 21st century.

Today, its A2 BER rating is down to an air-to-water heat pump system, solar panels, external insulation and double-glazed Munster Joinery Alu-clad windows.

Arranged over three storeys is 235 square metres of space. This is divided into a ground floor lobby, a double height,

timber-floored entrance hall with a cloak hanging area, a study/home office, a double bedroom, a shower room with underfloor heating, a cosy sitting room with a solid fuel/wood combi-burner stove and an arch to the spacious semi-open plan kitchen/dining/family room.

The last of these has sliding glass doors to the balcony terrace that runs the width of the house. With its comfy-underfoot artificial lawn and glazed balustrade overlooking the garden, it's the perfect spot to enjoy the panoramic views over the sea to Howth.

The kitchen, as high-gloss as they come, is fitted with an integrated Teka oven and microwave, a one-and-a-half bowl stainless steel sink, integrated dishwasher, integrated fridge/freezer, and a large central island with a Teka four-ring electric induction hob, extractor, and space for seating. A larder/pantry and a well-equipped utility room with a door to the side passage complete the ground floor.

Stairs lead down to the self-contained, garden-level apartment, ideal for guests or an au pair. With underfloor heating



The spacious semi-open plan dining/family room and, right, the 20-metre landscaped garden

throughout, the accommodation consists of a kitchen/living/dining space, a bedroom with an en suite shower room, and glazed French doors opening to the large limestone patio and the 20-metre landscaped garden, where a large trampline takes centre stage on the lawn. There's also a garden shed and, to the rear, a neat sun-trap sitting area.

The first floor houses three double bedrooms, all with fitted wardrobes, a desk unit and excellent sea views, the timber panelled master suite with a door to the en suite shower room. The family bathroom has a sunken bath and a double wash hand basin.

Fitted carpets, window coverings, kitchen and utility appliances are all included in the sale. Entry is through vehicular gates, opening to a cobbleblock driveway where there is an electric car charge point and off street parking for two cars.

With its wide range of specialist shops, cafes, delicatessens, excellent pubs and some of the finest restaurants in south Co



Dublin, the coastal town of Dalkey is one of Ireland's most sought-after locations.

The area has an excellent selection of primary and secondary schools and recreational facilities include Cuala GAA club and Dalkey United FC, plus golf, tennis and hockey clubs. Attractions for marine enthusiasts include the four yacht clubs and marina at nearby Dún

Laoghaire, and for transport to Dublin city centre, Dalkey Dart is literally around the corner.

Stylishly decorated throughout and presented in showhouse condition, No 5 Knocknacree is now on the market with a guide price of €1.695 million. For more information, contact Caroline Kevany of Lisney Dalkey at 01-2851005.

Gracious Leeson Street period property comes to market guiding €2.95 million

BY TINA-MARIE O'NEILL

It's in the heart of Dublin 4, but No 24 Leeson Street Upper has definitely got the London look. It's fashionable, trendy and coffee-table-book perfect, and comes with its additional mews at the rear. The entire property has just come to market with DNG guiding €2.95 million.

The turnkey period residence, at the canal or city end of the street, was recently upgraded and modernised, with works carried out by Principal Construction under the supervision of architect Daniel Coyle.

Granite steps lead to the period front door with an overhead fan light and an entrance hall that has beautifully maintained plasterwork details, hardwood ebonny floors and covered radiators.

Two grand and beautifully decorated interconnecting reception rooms are situated at this level. Both feature the same dark, solid timber floors, ornate period plasterwork, original marble fireplaces and restored and shuttered sash windows at either end. They also have bespoke wall units and cabinetry in the alcoves on either side of the fireplaces.

The hall and reception rooms feature Louise Kennedy crystal chandeliers, which can be sold along with the property if a new owner so chooses.

At garden level, there's a swanky living room to the front with a remote-controlled gas fireplace, surround sound system, recessed lighting and extensively fitted wall-to-floor storage solutions.

This leads to a central bespoke designer kitchen by British firm Smallbone, fitted with solid walnut units with Calacatta gold worktops, travertine floors and a full complement of integrated Miele appliances.

Interconnecting sliding doors lead from here into the



Clockwise from top left: the front exterior of No 24 Leeson Street; the front reception room with its marble fireplace; view from the designer kitchen to the sun room area; the professionally landscaped back garden

rear, double-height family room/sun room area. This has a vaulted ceiling, full-height sliding doors and windows with fitted blinds opening directly to the rear garden. There

is also an extensive range of fitted off-white built-in storage cupboards, bookcases and shelving.

This floor also has a contemporary guest WC and an inner hall with a cloakroom.

There are three double bedrooms on the upper two floors of the house, the stunning principal room commanding its own floor. The sleeping quarters at the front have ebonny floors, a fireplace and an interconnecting (enormous) dressing room.

The travertine tiled master suite on the return is fitted



to five-star hotel standards, including a bath and a separate shower. The remaining and equally plush doubles are on the top floor with their luxurious bathroom on the rear return.

Although it is BER-exempt, there is gas fired central heating throughout the house. All central heating pipes are encased in joinery to match the period nature of the property. All the windows were either refurbished or replaced in the original style. There is a solar panel on the roof which assists with heating the water,

as well as a fully monitored alarm system and CCTV.

The mews property at No 24 Sibthorpe Lane has been completely renovated too. It is bright, spacious and contemporary, and comprises open-plan living accommodation with a kitchen and its own heating systems.

Both the front and rear gardens have been professionally landscaped, and finished in decorative stone throughout. The rear garden has an enviable southwesterly orientation. It also has an irrigation system and outdoor lighting.

There is off-street parking for two cars to the front of the property, and additional parking behind the mews in the lane.

The immediate area offers specialist shops, bars, restaurants, schools, the RDS and Herbert Park. The property is a short stroll from St Stephen's Green. It is just minutes from the Ranelagh Luas stop and a 15-minute walk from Lansdowne Dart station.

More details are available from negotiator Susan Slevin at DNG Donnybrook at 01-2600200.

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For its part, No 29 offers sleek, contemporary living set behind high stone walls with electric vehicular gates, a pedestrian gate, off-street car parking for two cars at the front, gas-fired underfloor heating at ground level, a stylish courtyard town garden at the rear, and a first-floor master bedroom with its own private sun terrace.

The residence is laid out over three levels. On entry you encounter a welcoming entrance hall with a built-in closet, porcelain tiled floors, recessed spot lighting, and an open third staircase with a stained oak handrail and treads.

Crittall-style sliding doors lead from the hall to a generous open-plan living space running from front to back laid in marble-effect (under-heated) porcelain floor tiles.

The dining space overlooks the front of the property with a large, glazed sliding door opening to the front courtyard garden.

The kitchen space is in the middle of the long room. It incorporates a range of handle-less high-gloss units in white by the Panelling Centre with a mirrored splashback and an off-white quartz counter top with shark nose edges. A large, matching island unit has overhead pendant lighting.

Integrated appliances include a Siemens oven, hob, microwave, extractor fan, dishwasher and fridge/freezer. There are a plumbed utility space and a guest WC off this space.

Flooded with natural light, the living room area overlooks the rear town garden through large sliding glass doors. It features a full pitched glass atrium and painted beams, and a Sonos surround-sound speaker system.

Similarly-coloured paving tiles feature on the ground of the north-facing townhouse garden, offering a seamless continuation of the living space. Cleverly placed outdoor wall mirrors create a trompe l'oeil effect of even greater space, and remote-controlled awning extends the use of the space to all seasons.

Upstairs, there are three double bedrooms, all with luxuriously appointed en suite shower rooms.

The main bedroom on the first floor overlooks the front courtyard and has built-in sliderobe wardrobes and sliding patio doors that lead to the southwest-facing terrace of some 9.5 square metres. The room also has a fully tiled en suite shower room with white sanitaryware and a mirrored wall-storage unit.

The second double bedroom overlooks the rear, and is similarly decorated. It too has built-in wardrobes and a similar en suite shower.

The third double bedroom is at the top of the house. It has wide picture windows, a built-in wardrobe and a tiled en suite shower room. This flexible space could double as a guest room or a home office, should a new owner require it.

In terms of location, Waterloo Lane, beside bustling Baggot Street, is in one of the capital's most exclusive residential areas. The adjacent chic villages of Donnybrook, Ballsbridge and Ranelagh offer an endless choice of restaurants, bars and coffee shops as well as easy access to Herbert Park, Sandymount Strand, the RDS, the Aviva Stadium, several bus routes and the local Dart.

St Stephen's Green and Grafton Street are within a 15-minute walk.

No 29 Waterloo Lane is on the market guiding €1.3 million. For more details, contact selling agent Owen Reilly at 01-6777100.