

Dublin 6 €950,000



Milltown penthouse with panorama

Former show unit in award-winning scheme has floor-to-ceiling windows throughout

43 Cowper Hall, Mount St Anne's, Milltown, Dublin 6

Description: Three-bedroom duplex penthouse with a very large terrace
Agent: Owen Reilly

BERNICE HARRISON

The owners of the duplex penthouse at 43 Cowper Hall, in the Mount St Anne's development in Milltown, bought the apartment from new when it was first offered for sale as the show unit in 2006.

With three double bedrooms spread over 135sq m (1,453sq ft), it was one of the largest units in the final phase of the award-winning O'Mahony Pike-designed scheme, in a block located behind the

church on Milltown Road. At the time, prices for the penthouses started at €1.05 million with spaces in the underground car park at €25,000 each.

It is not surprising it was chosen as the show unit. As well as all the interior space spread over two levels, number 43 has a vast 100sq m (1,076sq ft) wrap-around rooftop terrace with panoramic views which the owners have partially floored with decking and installed outdoor furniture. With all that space and the views stretching over the Dublin mountains and across to the Poolbeg towers, it must be a fantastic place for a party.

The penthouse has been in family use since it was bought and in terms of fittings and fixtures it is as original, with a high-gloss cream kitchen, built-in wardrobes, oak floors

and tiled bathrooms and en suites.

At hall level are two double bedrooms—one ensuite—a storage cupboard and the main bathroom.

Upstairs are the third bedroom and the living area which is one large room with the kitchen at one end, space for a dining table, and a seating area.

This opens out to the terrace, and floor-to-ceiling windows are a feature of the apartment throughout.

Buyers who don't need that third bedroom on the upper floor adjacent to the living area might consider using it as a living room, or if possible, knocking through to the existing living space which feels relatively small and unremarkable for an apartment this size.

Buyers will most likely update the decoration.

There is a range of accommo-



dation on offer in the 1.6-hectare (4-acre) Mount St Anne's scheme, from five-bedroom houses to one-bedroom apartments, and at any one time several units are for sale, appealing to different markets.

For the same asking price as this penthouse there is a four-bed mid-terrace house to the rear of the development currently for sale – though that is more likely to appeal to families.

This penthouse, with its vast terrace, has a glamour about it. As well as access through the main entrance, there is pedestrian access to this part of the development up steps between the creche and the gym on Milltown Road.

Number 43 Cowper Hall has a Ber of B2 and comes with two parking spaces and an annual service charge of €2,786. It is for sale through Owen Reilly asking €950,000.

Dublin 3 €595,000



Remodelled three-bed with quirky charm

15 Croydon Green, Marino, Dublin 3

Description: A three-bedroom end terrace house that has been remodelled by award-winning architecture practice Taka
Agent: Sherry FitzGerald

ALANNA GALLAGHER

Thanks to the gentle flourishes of award-winning practice Taka Architects, number 15 Croydon Green in Marino is a home that oozes style and yet isn't done to such an extent that the next owner can't put their own stamp on it.

The current owners bought it in January 2010, paying €323,500 for it, according to the property price register, and while they added some elements they lived in it for a number of years before bringing in Taka.

The reception rooms in these Marino homes can feel on the small side so Taka opened the front room to the back using slick pocket sliding doors; this allows you to circulate through the entire ground floor when you're feeling social, and to screen off each space from the other when you're not.

Each room is colourblocked in shades of Farrow and Ball: French grey in the front room and setting plaster in what was the back room but is now an internal space, for there is now a large eat-in kitchen to the rear, down a step.

The soft pink internal room feels like a cocoon, as the original door from the hall has been removed, with a round window in its place giving you a view to the hall. It's a charming feature.

Washed in soft southern light, the kitchen has a bank of simple oak units at the far right with a large roof-light overhead pooling light in the centre of the room and helping to bring natural light into the pink sitting room.

To the left is an oak-clad structure in the shape of a house; in effect, a very posh outhouse within a house that is a playful interpretation of the brief to bring in a full-size bathroom, explains architect Cian Deegan. Executed by Larry Conroy of Conroy Fitted Furniture for Ruby Building, it is a delightful addition that also factors in a whole lot of secret storage. The tiled bathroom has a small window opening out to the side passage, while another round window gives anyone soaking in the bath a peekaboo view of the sky.

The kitchen has a pavilion feel thanks to its sheet metal roof – insulated so that you won't hear rain rattling above. It extends outside to give shade and shelter.

Underfoot is a salt-and-pepper concrete floor, an idea that is carried out to the patio area, helping to knit the two together. Just beyond the wall of Rayner glazing is a grow space.

The southeast-facing back garden gets great morning sun. There is pedestrian side access to a gated lane that is shared with the neighbours.

Upstairs there is a shower room and three bedrooms – two doubles and a single. The main bedroom is to the front, where it overlooks a green that is filled with russet deciduous trees. It is less than seven minutes' walk to the Dart.

The C3 Ber home now extends to 106sq m (1,141sq ft) and is asking €595,000 through Sherry FitzGerald.

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