

Dublin 4 €1m

Docklands penthouse 'like living in the sky'

Millennium Tower apartment offers prime views of city and surrounding countryside

78 Millennium Tower, Charlotte Quay, Docklands, D4

Description: A two-bedroom part-penthouse triple-aspect property with jaw-dropping views of the city and a dog-friendly policy
Agent: Owen Reilly

ALANNA GALLAGHER

You can see the sun rise and set every day from the terrace and windows of part-penthouse number 78 Millennium Tower on Charlotte Quay in Dublin 4's south docklands.

"It's like living in the sky," says its owner. "You see spectacular colours, pinks and oranges every single morning and evening. I think it's one of the best views in Dublin."

And it just might be. On a clear day you can see all the way across Dublin Bay from the Baily lighthouse at the tip of Howth Head all the way south to Dún Laoghaire harbour, its east and west piers protruding into the water like fingers.

Farther south again is the peak of the Sugarloaf in Co Wicklow with a plethora of landmarks in, between ranging from Dublin Port as you've never seen it to the Poolbeg towers and the incinerator.

But even on a day when the wind might whistle around the building like a banshee – you are up on the 14th floor of one of the first glass and steel edifices constructed here in the Dublin docklands in 2000.

This is a space where you can observe secure in the knowledge that while you can see all, there is no one who can see you. "You can watch storms blowing in and when we had the heavy snowfall a few years ago it was amazing to watch it from such a height," the owner recalls.

The apartment is described as a part penthouse: that is, its open-plan livingroom/dining-room/kitchen is on the top floor but there are further floors above its two bedrooms.

The living space, which has



floor-to-ceiling glass on three sides, also enjoys a wraparound terrace that faces north, east and south and extends to about 30 sq m (322 sq ft).

The southern side looks across to Boland's Mills and beyond to the Aviva Stadium which looks positively back-lit on a sunny day.

The kitchen area is relatively neat in size but the assumption here is that with so many eateries literally on your doorstep you probably aren't going to do a lot of cooking. The owner admits to never cooking, preferring to go to Herb Street every morning for his breakfast.

He bought the 123 sq m



(1,323 sq ft) property in 2018, paying €891,500 for it, according to the Property Price Register. Last year he upgraded it by insulating all its cavities, resealing all the glazing and upgrading the electric heating system so that it now has a C3 Ber.

The property has two double bedrooms. Both are dual aspect.

The smaller has a door with a cat- or teacup-dog-flap to the terrace and private use of the full-size bathroom. The building is dog-friendly.

The main bedroom, with smart shower en suite, is situated across the hall and extends almost the depth of the unit boasting enormous windows

on its two exterior walls.

From here you can see the dome of the church in Rathmines all the way across to the Convention Centre, designed by Pritzker award-winning Irish American architect, the late Kevin Roche.

At night you can enjoy the ambient illumination of Red Sticks, the iconic design by landscape architects Martha Schwartz Partners, or use the remote control to drop the slim whiteout blinds to plunge the room into darkness.

The property is seeking €1 million through agents Owen Reilly. Annual management charges are €3,175 and include two car spaces.



Co Dublin €1.05m

Space for a family to grow and play

2 Stradbrook Hall, Blackrock, Co Dublin

Description: Four-bed home with big back garden and green space
Agent: Sherry FitzGerald

KEVIN COURTNEY

Number 2 Stradbrook Hall in south Co Dublin has an interesting next-door neighbour to one side: a big, beautiful tree standing on its own greenfield site. This magnificent tree is a rare protected species, which means the site next door will not be developed. It's like having a second front garden right outside your house.

This fine, detached family home sits on a quiet cul-de-sac just off Stradbrook Road in Blackrock, and the owners say they have been very happy here, and will be sad to leave their neighbours, both human and arboreal.

Stradbrook Hall was originally the grounds of the convent and mission house of the Presentation Sisters, who ran Rockford Manor School on Stradbrook Road.

Stradbrook Hall encircles the convent, which is now an apartment building, and there's plenty of green space on the cul-de-sac for children to play.

Number 2 was tastefully refurbished by its owners after they bought it, and during lockdown in 2020 they did even more upgrading work on the house, landscaping the front and rear gardens and refurbishing the three bathrooms (guest toilet downstairs, family bathroom and en suite upstairs) with Villeroy & Boch sanitary ware.

It's perfectly proportioned for a small family, but there's an added bonus for buyers: the house has full planning permission and designs for a two-storey extension to the side and a single-storey extension to the rear. This would bring the property from its current 160sq m (1,722sq ft) to an ample 2,500sq ft – more than enough space for a family with teenagers.

Inside, the house has been newly painted with Farrow &



Ball colours, and the downstairs comprises spacious livingroom and study to the front, and a kitchen/diningroom, utility room and small conservatory to the rear. The original wooden floors have been painted a more contemporary light grey, and the study features a wooden floor-to-ceiling TV unit with shelves.

The kitchen/diningroom has wood-effect tiled flooring and Country Kitchen design, recessed lighting and double doors leading to the conservatory, which has two Velux windows and sliding doors leading out to a lovely, private back garden. This faces southwest, with a tall granite wall separating it from Stradbrook Road.

There's a fine patio area

with sandstone flagstones and pergola for barbecues in the summer months, a grassy lawn and an astroturf patch beside the house with a putting green for golf enthusiasts to practice their skills. There's also a treehouse with swings and slide, and the shed sits unobtrusively to the side of the house.

Upstairs is a bright landing leading into four decent-sized bedrooms – the main with en suite – all with space-saving built-in wardrobes. The main bathroom has wood-effect tiled flooring, partially tiled walls and Velux window.

Number 2 Stradbrook Hall, with a Ber of C2, is for sale through Sherry FitzGerald with an asking price of €1.05 million.

Dublin 6 €700,000



Bright three-bed mews

33 Garville Lane, Rathgar, Dublin 6

Description: Well-located three-bed mews in walk-in condition
Agent: Sherry FitzGerald

JOYCE HICKEY

The mews houses that line both sides of Garville Lane, a quiet cul de sac that runs roughly east-west and is accessed from Rathgar Avenue, vary in age and style. The numbering sequence defies logic, but number 33 is about halfway along on the left, the first in a terrace of three three-beds built in 2000 at the rear of 54 Kenilworth Square.

There's a distinct character to the house, starting with the sky-blue entrance, the murals of the owners' cats on each gatepost, the yellow and red shed, and the pastel-coloured planters that line the fence and the granite garden wall. There is space to park a car on the paving stones but the owners, who have lived here since

2010 and are trading up nearby, have set it up as a seating area outside the front room.

Inside, the downstairs of the 117sq m (1,259sq ft) home is well lit by a glass hall door and floor-to-ceiling windows at the front and back. The livingroom has a gas fire and is divided from the kitchen/dining area by a peninsula unit that houses the sink, making washing up more sociable. The kitchen units are timber Shaker-style and all the tiles are white.

There is space for a dining table here but new owners might explore the possibility, subject to planning permission, of extending a little way into the garden; a good design would give the feeling of continuing the house rather than sacrificing the space. The garden is paved and gravelled, and a little weeping birch grows by the boundary.

The property has decent under-stairs storage and a small bathroom off the livingroom, and a door in the kitchen leads to a utility room with a window to the back garden. The Ber is B3.

One of the features of the house that makes it feel bigger is the

treatment of the bathrooms: they are all tiled in the same way, with simple white squares on the walls and floors, and the flat surfaces picked out in small grey or blue squares. Similarly, walls and floors are all neutral but are livened up with colourful prints, paintings and furnishings.

Off the first-floor landing is the family bathroom and two double bedrooms with white built-in wardrobes; the larger room at the front has a shower en suite.

The attic room above is long and wide, with two large Velux windows pulling in northern light and plenty of storage in the wardrobes that extend way back into the eaves.

Garville Lane is between Rathgar, Rathmines and Harold's Cross villages, with Sundrive Road and Terenure also handy for shops, schools and sports. It is well connected to bus and cycle routes, and the Luas is a 15-minute walk, so new owners could choose to keep that front garden for sitting, or playing, rather than parking. Number 33 is for sale through Sherry FitzGerald with an asking price of €700,000.