

**Ballsbridge €850,000 & Monkstown €565,000**

# Hunting high and low: two southside apartments

A revamped 1980s ground-floor two-bed on Ailesbury Road and a top-floor apartment in a period house with sea view

## 3 Shrewsbury Court, 50 Ailesbury Road, Dublin 4

**Description:** Ailesbury Road apartment had major makeover  
**Agent:** Sherry FitzGerald

FRANCES O'ROURKE

The owners of a Dublin 4 ground-floor apartment bought it five years ago for €550,000 – and then almost completely gutted it to give it a modern makeover. They rewired and replumbed it and got Irish interiors company Christoff, which custom-builds kitchens and other rooms in its Co. Louth factory, to revamp their home completely.

The result is an apartment pretty much in walk-in condition: painted mostly white, it is bright, with floor-to-ceiling windows and doors looking on to gardens at the back of the block.

Number 3 Shrewsbury Court, 50 Ailesbury Road, Dublin 4, a 91sq m (979sq ft) two-bed apartment, is for sale through Sherry FitzGerald for €850,000. It has a C3 Ber rating and an annual service charge of €1,800. Shrewsbury Court is a small, two-storey apartment block with seven apartments, built in the 1980s.

A good-sized entrance hall with a cloak closet and a utility room leads to the kitchen/dining area. There's an arch leading into the kitchen space, which has smart white units and a polished granite countertop. A cleverly designed corner cupboard conceals a ladder.

Double-glazed sliding doors open into the livingroom, which has its original marble fireplace and smart built-in cupboards. It's dual aspect, with windows looking on to the gardens.

Both bedrooms are doubles. The larger main bedroom has a fully tiled en suite with shower and built-in wardrobes. One of the wardrobe doors conceals a



small walk-in dressingroom. The family bathroom, like the en suite, is fully tiled with pale tiles.

The owners tend to use the door from the kitchen to enter and exit their apartment – it's easier, they say, than entering through the common entrance area. There's plenty of room to park in the area at the front of the block, shielded from Ailesbury Road by tall trees. The owners say that they feel very safe in the area – with so many embassies nearby (the Norwegians are next door), there's lots of surveillance in the neighbourhood.

## 1 Eaton Square, Monkstown, Co Dublin

**Description:** Top-floor apartment in a period house on a square near the sea  
**Agent:** Sherry FitzGerald

KEVIN COURTNEY

Bedrooms with a view over Dublin Bay – this is one of the big attractions in this apartment on the top floor of a period redbrick terraced house on Eaton Square in Monkstown. Another attraction is the residents' access to the beautiful park in the centre of the square – the perfect place to relax with a book or a picnic on a summer's afternoon. What could seal the deal is the proximity to Monkstown village, with its crescent of restaurants, artisan food and home design shops, Blackrock village and the popular Seapoint bathing spot – just throw on your robe and stroll down for an early-morning dip.

No 1 Eaton Square is reached by granite steps, bringing you into a communal entrance hall with period letterboxes and bells. You don't come across many apartments in these period houses any more – most have been returned to family homes – but this is a chance for young

professionals to get established in this desirable area of south Dublin.

The apartment would also suit someone downsizing, but you'd want to be fit as there is no lift to bring you to the top floor, and you'll have to hoof it up a rather narrow staircase to reach your new home, which encompasses 85sq m (915sq ft).

Once you get to the top, you're greeted by a spacious hallway with a high, wood-beamed ceiling. The living room is dripping with period charm, with original fireplace, picture rail and varnished timber floors. The room has a dual aspect, with sash windows looking to Monkstown Road and towards the city.

There are two generous double bedrooms, each one boasting stunning views out to Dublin Bay. The larger bedroom has original period fireplace with tiled inset, brass hood and marble hearth; the smaller has built-in wardrobes.

Steps leads up to a small bathroom with varnished timber floors and a feature frosted window. A storage cupboard beside the bathroom is plumbed for a washing machine.

There's also ample attic space, and access to the south-west-facing garden. So you can choose between topping off your tan in the privacy of the garden, or socialising with the other residents in Eaton



Square Park. There's a service charge of €2,184 per annum, which includes upkeep of the park.

The galley-style kitchen has plenty of built-in wall and floor units, worktop and stainless steel sink, but let's face it: you'll probably be spending a lot of time eating out in nearby restaurants such as Salt, FX Buckley's, 8A Brasserie, Bresson, That's Amore and Elephant & Castle. And when you get back to your new home, you'll be heading straight into the bedroom for more of those stunning sea views.

The top-floor apartment at 1 Eaton Square, with a Ber of F, is for sale through Sherry FitzGerald asking €565,000.



**Dublin 8 €380,000**

# Light and airy living in the historic heart of the city

## 10 Hanover Street West, The Liberties, Dublin 8

**Description:** Slickly-designed, two-bedroom home with private, west-facing back yard  
**Agent:** Owen Reilly

ALANNA GALLAGHER

Dublin's Liberties is one of the most historic quarters of the capital, with much of its storied and colourful past captured by the late and much-loved author Éamonn MacThomáis in his book *Me Jewel and Darlin'* Dublin. Stroll along Meath Street of a morning and you'll find some lively characters in its hipster cafes, at its market stalls, or bargaining down a butcher on a cheap cut.

Students from the National College of Art and Design (NCAD) add plenty of visual colour while the streetscape soundtrack includes the clip-clop of carriage horses, some of which are still stabled in the neighbourhood.

A short trot away is Hanover Street West, a narrow side road that links The Coombe to Carman's Hall where at first glance number 10 reveals very little of its sleek and completely reimagined interior.

Its owner bought it with her sister about 20 years ago and



before they even signed contracts they had discussed what they would do if one wanted to sell, she explains.

"The plan was that one would buy the other out using the market value to establish a price."

When the time came for her sister to fly solo she didn't move very far, just a few doors up the street.

Some years later, in 2013, the owner's sister recommended designer Paul Quinn to help her reimagine it. "It had a bit of potential as there was an

L-shaped yard to the rear," he recalls. By adding just 6sq m to the floor size, removing some walls and reorienting the stairs, moving them forward and angling the last few treads, he was able to, as he puts it, "regularise the layout".

The house now extends to 80sq m (861sq ft) and, thanks to the judicious use of large windows and a rooflight over the home office area, it feels light and airy throughout its broken-plan layout.

It now opens into a small hall and on into the kitchen,

which is set to the front.

The dining area is set into a nook behind the stairs where there are floating shelves above.

The living area features several stylish pieces from Kian Furniture, whose proprietor the owner met, married and has a three-year old daughter with. (Her sister also introduced her to him.)

The most notable pieces are the low-slung sideboard and a large glass-fronted artwork.

The west-facing yard to the rear is a real bonus. It extends



to about 22sq m (237sq ft) and is pretty private.

Hidden from view is an L-shaped home office with bookshelves that is flooded in natural light. Its configuration means that you can leave the working day behind when you retire to the sofa.

A smart steel handrail and solid walnut steps take you upstairs where there are two really good-sized double bedrooms. These share a bathroom.

Set to the back of the house, the main bedroom is dual

aspect and light-filled, a gorgeous space that a couple might consider turning into a sittingroom to give you two separate living spaces should one of you be a gamer, music or sports fanatic, with entertainment turned up to 11.

The timber floors upstairs were lovingly polished by the owner's father, an engineer who also insisted on reinforcing all the joists.

The property, which has a D2 Ber rating, is seeking €380,000 through agent Owen Reilly.