

Co Dublin €1.8m

Revamped Georgian in Monkstown village

Three-bed on the Crescent, across the road from boutiques and restaurants, has a large garden to the rear

3 The Crescent, Monkstown, Co Dublin

Description: Villa-style home with large garden has had a smart upgrade and a sleek modern extension
Agent: DNG

FRANCES O'ROURKE

A Georgian villa-style house opposite the trendy shops and restaurants on The Crescent in Monkstown, Co Dublin, has had a complete makeover since it was sold at auction in 2005. Then, it was laid out in five bedsits and everything needed doing, says its owner.

So they rewired, reroofed, replumbed and restored the elegant terraced house, a protected structure built in 1830, and added a smart modern extension designed by architect Simon McGuinness. It now has original details, like cornicing, sash windows and timber floors, along with smart modern bedrooms and bathrooms.

Number 3 The Crescent, Monkstown, Co Dublin, a double-fronted 225sq m (2,422sq ft) three-bed with a large back garden and a separate studio/home office, is for sale by private treaty through DNG for €1.8 million.

As a protected structure, it is exempt from Ber assessment. It was sold at auction for €1.75 million in 2005, in the middle of the property boom.

Granite steps lead up to the front door, framed by columns with a fanlight over it. The living room on the left of the front hall has a large fireplace with a handsome carved timber mantel with elaborate stucco work bought in a Clifden antiques shop. A wide arch opens from here to a small study overlooking the back garden.

On the right of the front hall is a room fitted out as a study/home office, with bookshelves – but it could also be a bedroom, and has a large timber-floored en suite with a shower.

Upside-down

This is one of those upside-down Georgian houses, so steps from the front hall lead past a toilet/cloakroom to the basement level. Steps from a landing halfway down lead up to a large glass-walled deck, and there are more steps from here to the back garden.

The whole basement level is floored with pale Travertine stone tiles, and has under-floor heating and understairs access to the front garden. On one side of the hall there's a large double bedroom with an en suite bathroom; on the other side is a



dining room, with built-in glass-fronted cupboards.

A door from here leads into a modest-sized kitchen/breakfast room, with a Travertine-topped breakfast bar and countertops on one side; on the other is a dining table next to a red leather banquette, custom-built to the owner's design. There's a decent-sized utility room off the kitchen.

A wide arch opens into a long but

narrow sunroom, with a wall of glass doors opening to the garden. A large family room off it with space for dining has a raised timber-effect gas fireplace and folding floor-to-ceiling glass doors opening to a side patio.

Steps from the other side of the sunroom lead up to the most unexpected part of the revamped house; a large high-ceilinged main bedroom suite at the

side of the back garden. A dressing room with two large, mirrored wardrobes opens into the bedroom.

A heavy timber door opens into the large en suite bathroom, where a free-standing oval bath has a pebbled area in the tiled floor, designed to stop bathers slipping.

Three floor-to-ceiling windows look out to the garden from this extension: it looks

like a converted stables from outside, although it's a new building.

There are two sheds in the walled back garden, which is mainly in lawn, with mature trees and shrubs including a magnolia and fuchsia.

A building at the bottom of the garden is used to store family equipment but could be converted to accommodation; it already has a toilet and kitchenette. There's space to

park at the bottom of the garden, although the owners don't currently use it. A sliding timber door at the end opens to a wide lane shared by two neighbouring houses that leads to Pakenham Road at the rear.

There is residents' onstreet parking outside on The Crescent. Number 3 is at the Dún Laoghaire end of Monkstown village, opposite Cinnamon restaurant and near Howbert & Mays garden shop.

Dublin 6 €1.2m

Period three-bed with long garden

32 Mount Pleasant Avenue Upper, Ranelagh, Dublin 6

Description: Victorian three-bed on historic avenue.
Agent: Owen Reilly

JOYCE HICKEY

By the time number 32 Mount Pleasant Avenue Upper was built, in 1845, the road had been renamed from Cullenswood Avenue Upper.

Now, the avenue is one-way from the junction with Charleston Road and Belgrave Square so that motorists must travel northwards to the canal, which enables some on-street car parking and means fewer drivers take the scenic route out of town.

There are some lovely early terraced houses along this part of the avenue, with Kensington Villas and Belgrave Terrace across the road from number 32, which is at the end of another terrace. There is a small gravelled area to the front, with a gate in the railings for bringing bins in and out, and you can see the Leinster Cricket Club from the front door.

The gable wall is painted a soft grey and there is a lovely putty colour on the window surrounds and around the dark-blue door; all of these blend in well with the redbrick and stone facade and signal the tone of the interior.

Many of the period details are intact, with a simple arch in the hallway and a black stone fireplace in the front room. The pretty white ceiling plasterwork contrasts with the sage colour on the interconnecting reception rooms, whose character is enhanced by the great warmth of the reclaimed parquet that floors the two. Simple sliding doors divide them but when they are open the rooms soak up light from the east and west at the front and back, respectively.

Most of the windows and shutters survive, with deep window ledges inviting viewers to sit and read, or just to sit. Upstairs there are two of these lovely big windows in the large main bedroom at the front, and the second double bedroom is at the rear. The third bedroom, an L-shaped single, is on the return



beside the main bathroom. The total floor area is 135sq m (1,453sq ft) and the Ber is D2.

On the ground floor there is a cute understairs bathroom with ferny wallpaper, and the square kitchen is straight ahead. This was fitted when the owner bought the house, about 20 years ago, so while it's functional – and bright, thanks to tall glass doors and an east-facing window – it could do with a refresh.

Possibilities

The doors lead to a patio that could, subject to planning, be incorporated into the kitchen; as you go out towards the garden, more possibilities present themselves. With the sun streaming along the very long garden, new owners could also push the kitchen out the back to create a multipurpose space.

Along the northern boundary, a line of tall evergreens screen the next-door Belgrave Court apartment complex, and these add to the feeling of privacy. And as you go farther along the 80ft garden, much of which is under artificial grass, you make a great discovery; the last part also includes the end of the plot next door so there's an even more private space that's double the width, at about 35ft.



For now it is gravelled and unadorned; the potential for parties, planting and vegetable patches awaits the next owner.

All the supplies for any of these are on hand in Ranelagh and Rathmines villages; it's a 15-minute walk to town and there are umpteen schools, shops and sports, including the long-established tennis club in the neighbouring square, within cycling distance.

Number 32 Mount Pleasant Avenue Upper is for sale through Owen Reilly with an asking price of €1.2 million.



Dublin 18 €2.7m

Five-bed in leafiest Foxrock

Beech House, 2 Hainault Road, D18

Description: Detached five-bed with high-end interiors
Agent: Sherry FitzGerald

ELIZABETH BIRDTHISTLE

Constructed in 2004, Beech House at 2 Hainault Road in Foxrock has all the trappings of a luxurious contemporary home.

The property is part of a small development on the site of Grove House, an old six-bed Edwardian pile that has since been converted into apartments. Known as Grove Wood, the development comprises nine houses and some apartments built near the junction of Hainault Road and Westminster Road, and a short walk from Foxrock village.

Beech House is one of only three properties in the scheme directly on Hainault Road – one of the leafiest roads in the older part of Foxrock – as the remainder of the development lies within a gating community to the rear.

When these properties first came to the market almost two decades ago, at the peak of the boom, they had prices to match. They were then purchased for between €4 million and €4.5 million, though those heights have not been achieved since. Willow House achieved €2.05 million in 2013 and Oak House sold for €1.825 million in 2017.

Beech House is a substantial detached property extending to 437sq m (4,704sq ft). Set behind electric gates with parking for a number of cars on the cobbleblock driveway, the property offers privacy behind mature hedging.

Polished Great expense went into this property which lies over three floors. On the ground level Crema Marfil flooring – which has heating underneath – is used to good effect as is the polished walnut flooring throughout the remainder of the house.

Five-bed in leafiest Foxrock

Polished sandstone fireplaces, Villeroy and Boch sanitary ware are just some of the features that would have made these houses attractive when they were built.

There is a fifth currently used as a study. All are generous in size and bathed in natural light thanks to the large amount of glazing in the property, which is influenced by Edwardian mock-Tudor design. The en-suite of the principal bedroom – which also has a good-sized dressing room – has a walk-in shower that runs the width of the room.

A real selling point of the house, besides its size, sought-after location, high-end interiors and maintenance-free garden is the B3 energy rating.

Located 300m from Foxrock village, which has an abundance of eateries, shops and Leopardstown Racecourse, Beech House is also close to Cabinteely village, which has a 110-acre park. It is on the market through Sherry FitzGerald seeking €2.7 million.

