

Co Dublin €860,000

# New four-beds with high-end finish in Malahide

These eight semi-detached houses near Malahide Castle and the village are surrounded by parkland

## Streamstown Meadow, Malahide, Co Dublin

**Description:** Eight new semi-detached A3-rated four-bedroom houses  
**Agent:** Savills

ELIZABETH BIRDTHISTLE

The latest offering from Maybury Properties is Streamstown Meadow in Malahide, north Co Dublin. Located five minutes' drive or eight minutes' cycle from the coastal sea-side village, the development consists of nine houses. As the only detached home, The Poppy has sold prior to the launch, and the eight semi-detached homes, known as The Foxglove, have been released to the market through estate agent Savills.

As with Clairville Lodge, the 34-home development on Streamstown Lane by Maybury launched in 2017, one of the attractions besides the energy rating and interior fitout, will be the proximity to Dublin Airport, which is a 12-minute drive.

Extending to 157sq m (1,690sq ft), interiors have been overseen by Elaine Jerard of Elk House Design. Each property has three double bedrooms, one of which is en suite, with the fourth, a large single which would also work as a home office – overlooking the front garden. A formal living room lies to the front of each house with an open-plan living/dining/kitchen to the rear.

Kitchens, which have a classic but contemporary feel, have no upper cabinets which means they have a better flow and streamlined look with the open-plan living/dining area. Designed by SM Wood Design, the hand-painted duck-egg blue cabinets marry well with white quartz worktops. A tall pantry wall, in which the double oven sits, has plenty of storage with additional storage in



an adjacent utility room.

SM Wood Design also supplied all the bespoke cabinetry, designed by Elk House, in the bedrooms; like the kitchen units, this has contemporary brass hardware.

All houses, which have durable redbrick facades, have three bathrooms, including the principal en suite, and all have high-end Villeroy and Boch sanitary ware as standard.

Energy ratings are A3, as a result of high levels of insulation in the walls, roof and



underfloor, which reduces heat and energy loss. High-efficiency air-source heat pumps by Daikin have flexible controls, allowing for more efficient hot water and heating.

Flooring downstairs is thermostatically controlled under-floor heating, with radiators on the upper floor, and with multiple heating zones and hot-water programmes, new owners will be able to control their heating and hot water bills. Wide plank oak runs through the ground floor with smart

terrazzo in the bathrooms.

Externally, each house has a well-proportioned rear garden which has a paved terrace with the remainder in lawn. To the front is parking for two cars, and it is pre-wired for an electrical vehicle charger with an outside socket in the rear garden.

Set down a country lane surrounded by parkland near the grounds of Malahide Castle, houses in the ODA-designed boutique development are seeking €860,000 through Savills.



Dublin 8 €525,000

# A maximalist, masculine makeover

## 2 Faulkner's Terrace, Mount Brown, Dublin 8

**Description:** A one-bedroom, plus one internal bedroom, terraced single-storey cottage close to the city centre  
**Agent:** Owen Reilly

ALANNA GALLAGHER

Blink and you'd miss Faulkner's Terrace, a row of single-storey cottages on a busy stretch of road directly opposite the building site that will eventually become the national children's hospital.

Number 2 is a home that warrants attention, for it belongs to decorator Joe Ensko of upscale outfit Merrion Square Interiors, who bought it for €381,500 a little over two years ago in February 2020, according to the Property Price Register.

He's one of the many people whose life plans have been transformed as a result of the Covid upheaval. He's moving to Spain with his husband, Ismael Fernandez, to live there full time and he's putting his very manly and pristinely finished house on the market.

When he bought the property it was in need of complete modernisation; he focused his attention on creating a floor-plan that would work for him and his partner.

Extending to 104sq m (1,119sq ft), the house opens from the street into a dramatically dark hall, painted a deep aubergine. The paintwork, joinery and wallpapering are all perfectly executed by talents from Ensko's little black book of craftspeople.

The rest of the hall and ceiling is papered in a chalk stripe by William Yeoward that draws the eye up.

He installed new windows and large, flush-with-the-ceiling rooflights and amped up the insulation so that it now has a B3 Ber, which is impressive for a period property.

Ensko describes the decor as classical, for there are both Greek and Roman motifs at play throughout. The front room, now a guest bedroom/study, is accessed via glass-pan-



elled sliding doors and has a Greek key detail in its bespoke joinery, on its Cole & Son frieze, and on custom curtains. The main bedroom is an internal one, in that it doesn't have a window. But a large roof-light brings in plenty of daylight. In contrast to the dark family bathroom, the internal en suite here, hidden behind an Arte-clad door, is mustard and gold, and white marble.

Between the rooms is a dark marble-look, large-slab porcelain-tiled shower room, sourced from Design Emporium in Deansgrange. Adjoining it is a walk-in dressing room with strip-lit shelving. As well as looking super-swish it keeps clutter out of the primary bedroom, Ensko explains, dispensing with the need for wardrobes.

The open-plan living space is set to the rear where, it overlooks an impressively private 25m-long garden. It gets lots of southern light and combines a neat kitchen of dark units with a slim island that is just 80cm wide and topped with a slab of granite from Stoneworks. The splashback is a bronzed-effect mirror, to tone with the units.

By hiving off a couple of cubic metres he has included an internal utility room with a full-size freezer, washing ma-

chine, broom cupboard and pantry. The dining area comprises a smartly-upholstered bench and an oval table, while the living area is set around a gas fire. Its marble surround was rescued from a skip and he kept it in storage waiting for such a project.

The decor won't be to everyone's taste. "It takes a lot of things without looking cluttered," he says. Minimalists will run a mile, but for those who want to channel a bit of maximalism and want a home for their things, this is a high-spec property that feels like a ritzy Upper East Side apartment by way of ancient Rome.

While the interior is all done, there is scope to add value and space in the garden. Landscaped with a pergola in the middle, it has the same flooring used outside as indoors, just in a different, non-slip finish. You could build a garden room to the rear of this very private green space.

You could also factor in a roof terrace that not only would be south-facing with a westerly aspect but would also overlook the Camac river.

Next door, number 1, did just that and the vista from it was impressive. It sold for €545,000 in January 2020, according to the register.



Dublin 7 €650,000

# Pristine renovated redbrick

## 23 Glengarriff Parade, Phibsborough, Dublin 7

**Description:** Three-bedroom Victorian terraced house with southeast-facing back garden, a short walk from Mater hospital  
**Agent:** Sherry FitzGerald

ALANNA GALLAGHER

Glengarriff Parade is a quiet street off the North Circular Road, almost opposite the front doors of the Mater hospital. Houses on one side sit within close proximity of Mountjoy Prison and the street connects to Dorset Street Lower via Inisfallen Parade.

Number 23 is on the opposite side of the street to those backing on to the prison. It's within a short walk of both Phibsborough and Drumcondra villages and the new weekly food market on Fridays along Royal Canal Park is sure to become another big draw.

With a southeast-facing aspect to the rear it will be familiar to eagle-eyed property watchers for it

last graced these pages in 2018 when it was brought to market seeking €495,000.

It had already been completely upgraded by its previous owners when it sold in February 2019 for €555,000, according to the Property Price Register.

After purchasing it in 2006, they turned what had been a four-bedroom house into what is now a very smart three-bedroom unit with a fine bathroom upstairs on the return, giving the house two bathrooms.

They also demolished the existing rear extension and constructed a pitched design with rooflights perforating both of its sloping sides to wash the kitchen below in light.

They added some other lovely touches such as the custom-stained-glass panels on either side of the front door which have helped set the tone for the rest of the property.

The current owners have retained much of the fabric of that original upgrade while also putting their own stamp on the terraced house. In the interconnecting



reception rooms there are now matching chimney breasts, each picked out in fashionable redbrick slip.

This contrasts with the deep Bangor-blue painted walls and the pale oak parquet underfoot. They installed some smart bespoke joinery too, including a media unit with space for logs for the open fires and a cocktail bar hidden behind ribbed oak doors.

A Crittal-style sliding door opens to the eat-in kitchen where there is a huge volume of cabinetry and pantry storage. Fold-back doors open out to the small but well-appointed back yard, which has pedestrian access to a gated lane – handy for keeping bins out of sight.

The luxurious family bathroom on the return is home to a free-standing tub big enough for two and a separate large shower stall.

There are three bedrooms on the first floor, the main is to the back.

Agent Sherry FitzGerald is seeking €650,000 for the house which extends to 103sqm (1,108sq ft) and has a C3 Ber rating. Parking is on-street.