

What is the going rate for a home in Co Waterford?

From new homes to fixer-uppers, a county-by-county guide to what's new to the market

Jessica Doyle

Those judging The Irish Times Best Place to Live in Ireland competition last year chose Waterford city as the winner on account of the affordability of homes in the region, its scale — not too big or too small — the quality of its residential core, its abundance of culture as well as its access to greenways and coastal towns and villages. Outside the city there are many beautiful rural areas such as Lismore, and the coastal towns of Tramore and Dunmore East.

Waterford is home to South East Technological University as well as a number of large employers, including GlaxoSmith-Kline, Bausch & Lomb, Jabil Healthcare, Sanofi, West Pharmaceuticals, Cartamundi, Honeywell and Teva Pharmaceuticals.

Asked for his take on the county's residential property market, Keith Palmer of Palmer Auctioneers says the market has softened somewhat in recent months: "We're seeing properties taking longer to go sale-agreed and that's leading to a build-up of supply, which is a good thing because it's been a seller's market for the past three years. I think it is becoming a more balanced, equitable market."

"The fundamentals are still good, just not as good," he adds.

He says a trend the agency has noticed over the last few years is emigrants returning to Ireland from the UK and, with more people now working from home, many are seeking to relocate from Dublin. "Property prices down here are much more affordable," Palmer says, adding that "there is a really good standard of living and really good schools".

"Waterford has got a lot to offer and people are starting to realise that," he says.

Three-bed home

Old Stone Cottage, New Street, Lismore

This three-bedroom cottage in the heritage town of Lismore has been renovated to create an airy home full of character. The



Old Stone Cottage, New Street, Lismore



Robins Hill, Woodstown



Ormond, Six Cross Roads, Waterford City



4 Suir House, Canada Street, Waterford city



4 Pebble Beach, Pebble Grove, Tramore



5 Sion Row, Ferrybank

open-plan kitchen-dining room has been brought right up to date with contemporary fittings, exposed beams overhead, a vaulted ceiling and a stone island that houses a wood-fired oven. The second and main bedrooms are also on the ground floor and the main has French doors that open to the south-facing landscaped garden. There are stairs which lead up to a mezzanine lounge area and the third and smallest bedroom, currently being used as a home office.

This property has a B energy rating, keeping heating costs low. The historic town of Lismore lies on the river Black-

water and is home to Lismore Castle and gardens, where many events are held. There are primary and secondary schools in the area. Old Stone Cottage, extending to 132.4sq m (1,425sq ft), is on the market through Sherry FitzGerald Reynolds seeking €345,000.

Large four-bed

Robins Hill, Woodstown

This four-bed detached property with sea views is surrounded by woodland and is just a short walk from Woodstown beach.

The triple-aspect kitchen-dining room is filled with light thanks to a large window

which runs the length of the wall, up to the double-height ceiling. This property, extending to 251sq m (2,702sq ft), has one large single bedroom and three double bedrooms.

The main bedroom has a dual-aspect bay window, an ensuite bathroom and a decent-sized walk-in wardrobe. There is plenty of space in the upstairs mezzanine for a home office.

This C-rated property is 11km from Waterford city and a five-minute drive from the coastal village of Dunmore East. It is for sale through Palmer Auctioneers seeking €550,000, down from an original asking price of €595,000.

Downsizer

Apartment 1, Newtown Park House, Newtown, Waterford city

This two-bedroom, two-bathroom ground-floor apartment overlooking the river Suir is situated in a complex of just 12 units. It would likely suit those looking to move into a smaller home closer to all the city's amenities, which include University Hospital Waterford.

The property is just a 10-minute walk from the People's Park in Waterford city centre. The home is well-maintained and a new owner could move in right away. It has a spacious

open-plan kitchen-dining-lounge area, and the main bedroom is en suite. The apartment has a C Ber rating and extends to 73sq m (786sq ft). It is on the market through RE/MAX Property Specialists (Waterford) seeking €175,000.

Buy-to-let

4 Suir House, Canada Street, Waterford city

This three-bedroom ground-floor apartment in a sought-after city location is on the market through Ennis Gough Property seeking €135,000. The property comes to the market in good condition, leaving little work for a potential landlord to do. Its location, right next to the river Suir, likely ensures that the property will remain popular with renters working or studying in the city. There is an ongoing tenancy in the home which a buyer could continue, and the current rent roll is €9,000 a year, according to the agent.

The property, extending to 80sq m (861sq ft), has a C Ber rating and double-glazed windows. It is within walking distance of the shops, restaurants, leisure facilities and parks in the city centre. There are also primary and secondary schools nearby.

Holiday home

4 Pebble Beach, Pebble Grove, Tramore

This two-bedroom bungalow, with a C Ber rating, is located in the popular seaside town of Tramore. Just 20 minutes outside Waterford city, Tramore is home to a large sandy beach with waves perfect for surfing, an amusement park and plenty of arcades, shops, restaurants and cafes.

The Tramore Horseracing Festival draws crowds every August and the Doneraile Walk offers stunning vistas for those looking to experience the south-east coast.

The highlight of this property may well be the sauna located in the en suite of the principal bedroom.

The renovated property has central heating and, although it could do with a cosmetic refresh in places, is in turnkey condition. There is a management fee for this property of about €750 a year, and it is for sale through Property Partners Barry Herterich, seeking €180,000.

Fixer-upper

5 Sion Row, Ferrybank

Agents Brophy Cusack are calling number 5 Sion Row "a rare development opportunity" which could pique the interest of a buyer looking for a project. The major highlight of this property is the view it offers over the river Suir and Waterford city.

The current owner has been granted planning permission for an extension, designed by MDP and Partners, to the back of the property, facing south.

The proposed development is laid out over three floors and would include a large main bedroom with a walk-in wardrobe and en suite and a balcony on the first floor to make the most of the views.

The Ferrybank area has a number of amenities, including Waterford train station, schools, shops and restaurants, while being located just a short drive from the city centre. This property, extending to 86sq m (925sq ft), has an asking price of €75,000.

Dublin 4 €650,000

Private three-bed apartment close to the Dart and the sea

47 Merrion Village, Merrion Road, Ballsbridge, Dublin 4

Description: In a great location, with three sunny terraces and lots of storage, and some design updates could give it a new lease of life
Agent: Owen Reilly

JESSICA DOYLE

The sea air hits you as you step off the Dart at Sydney Parade, a short walk from the top-floor three-bedroom apartment at number 47 Merrion Village. The apartment complex itself sits on the Merrion Road beside Our Lady Queen of Peace church and immediately opposite St Vincent's Hospital. The Merrion shopping centre, which is anchored by Tesco, is just across the road, while the well-known Merrion Inn pub and Bianconi's restaurant are both within a short stroll. A 10-minute walk in the direction of the landmark Poolbeg chimneys will bring you to Sandymount strand.

Number 47 is tucked around the corner from the entrance of this complex, which has an on-site caretaker and feels very private. The apartment is on the fourth floor which can be reached by a lift, although it is currently out of order. If you were to take the stairs, the wallpaper and carpet from the second floor up betray the age of the property which, selling agent Owen Reilly says, was built in the 1980s. Inside the apartment itself the living area and kitchen are on the left, while the bathroom and three bedrooms are on the right.

The property is an executor's sale, and its owners lived there for 10 years having downsized from their original family home. One of them was an avid reader and this is evidenced still by the presence of the book collection on the large, built-in shelving unit covering one wall in the lounge. Although the position of the apartment doesn't allow for sea views the floor-to-ceiling windows and terrace off the living area look out to the neighbouring church and beyond. There is a second



terrace off this room which is south-facing and gets more sun. This open-plan living space also offers plenty of room for a large dining table and a seating area separate from the main lounge.

To the right, off the living space, is a narrow galley-style kitchen. Natural light from the glass door to the second terrace doesn't quite reach the kitchen but the units themselves are well maintained and the appliances are included. A new owner may look to update the kitchen units, the lighting, and the floor, which is covered in linoleum.

The main bedroom gets plenty of light from French doors, which lead out on to the adjacent third terrace. Generous custom-built mirrored wardrobes make clever use of the slanted wall here. The en suite is comparable in size to a traditional family bathroom and accommodates a shower and a bath comfortably; however, like the shower room in the hallway, it could do with a design refresh. The other two bedrooms are decent-sized singles with built-in wardrobes, and either one of these would work well as a home office.

The apartment has a generous walk-in storage closet. Unlike the majority of the apartments being built today it also comes with its own lock-up providing parking for one car and ample ancillary storage. The property's B3 Ber rating is another notable plus for a potential buyer looking to keep costs down.

This home, extending to 105sq m (1,130sq ft), is likely to appeal to those downsizing from a larger home in the Dublin 4 area, or those looking to trade up from a smaller apartment. It may also be attractive to an investor, and the agent estimates it could generate about €4,000 per calendar month in rent.

And while the Dart and other commuter trains pass just behind the complex, noise shouldn't be too much of a problem given the apartment's position towards the Merrion Road side of the building.

The Merrion Village scheme offers peaceful seaside living in close proximity to the village of Ballsbridge and to Dublin's south city centre, which is just four stops away on the Dart. Number 47 is for sale through Owen Reilly seeking €650,000.