

Co Dublin From €585,000

# Luxury apartments in Mount Merrion

Thornhill Oaks features a range of apartments with prices starting at €585,000

## Thornhill Oaks, Cherrygarth, Mount Merrion, Co Dublin

**Description:** New development built around Thornhill House, home of the late hotelier PV Doyle  
**Agent:** Lisney Sotheby's International Realty

### KEVIN COURTNEY

Thornhill House on Cherrygarth in Mount Merrion is one of the last of the big houses in this part of south Dublin. Many of the others around north Stillorgan – including Beaufield, Oatlands, the Priory and Mount Merrion House – have been demolished, but Thornhill still stands on its perch overlooking the south city, with commanding views over Dublin Bay and the Dublin mountains.

This late-18th century house was formerly the home of the late hotelier PV Doyle, who bought it in 1960, and before that was owned by the Power family of Powers whiskey fame.

Now the house forms the centrepiece of Thornhill Oaks, a new development of luxury one-, two- and three-bedroom apartments and three- and four-bedroom family homes. Oak View property developers, run by Stewart Doyle (a nephew of PV) and Ray Cotter, brought in award-winning architects Lawrence & Long to design this owner-occupier development.

There are mature trees all around, the most striking of which is a 250-year-old evergreen oak in the middle of the site. You could tie quite a few yellow ribbons around this big old tree.

The apartments are near completion and will be ready to move into soon, while the houses are expected to be launched next spring. The development met some objections but, says Doyle, the developers have engaged with local people during the planning process,



because “they’re the people we’re marketing to – traders, young-down in the area, and young couples starting a family. This is a low-density development, and we were careful to build it without disturbing the ecosystem. We want Thornhill Oaks to stand the test of time”. Selling agent Frank McSharry from Lisney Sotheby's International Realty has noted a big interest from people in Mount Merrion and nearby suburbs looking to downsize.

Following a “soft” launch, half of the 39 apartments have

gone sale agreed, and agent Lisney Sotheby's International Realty is expecting an enthusiastic take-up for the remainder, and for the houses when they come on the market.

There are also plans for small stables-type houses adjoining the main house, but Thornhill itself – which is unoccupied and still in good repair but in need of refurbishment – will be sold as is, say the developers. Whoever buys that will need deep pockets and will want to redo it to suit their own tastes.

Thornhill Oaks is arranged around what was the old padocks, and the two-bedroom show apartment gives a good idea of the level of luxury in this three-storey block.

The two-bed apartments range in size from 83 sq m (893 sq ft) to 92 sq m (990 sq ft) and the three-beds measure more than 125 sq m (1,345 sq ft), and are energy efficient with a Ber of A2.

The front door opens to a spacious hall with higher-than-usual ceilings, giving an extra

sense of space. There is a large guest bathroom off to the side, which, along with the main bedroom en suite, is fitted out with porcelain wall and floor tiling, Hansgrohe fittings, Sonas sanitary ware and stylish concealed LED lighting strips.

The two bedrooms have plenty of storage space, and the main bedroom has a nice “vanity room” leading into the en suite.

The kitchen/dining/living area, which is open plan, opens out to a private terrace with composite flooring that is

noticeably non-slippery in the rain. The kitchen has contemporary Kube fittings custom-designed by Houseworks, and the interior design is by Optimise.

There’s a good-sized utility room off the main living area, with fitted units and a washing machine and tumble dryer; a consumer unit delivering electrical power is also located here.

An air-to-water heat pump system gives instant hot water, and the apartments are heated via Stelrad radiators (the penthouses will have underfloor heating), with multiple heating zones controlled by individual OEM thermostat displays. All apartments are accessed via a secure intercom system, have fire alarms, smoke and heat detectors installed as standard, and are wired for Virgin Media and Eir broadband.

Thornhill Oaks is on the market through Lisney Sotheby's International Realty, with asking prices from €585,000 for a one-bedroom apartment, €770,000 for a two-bedroom, €950,000 for a two-bed penthouse and €995,000 for a three-bed apartment.

Town & Country  
Two homes, one price

€350,000

### Town



**Address** 46 Shanliss Avenue, Santry, Dublin 9  
**Agent** Sherry FitzGerald Drumcondra  
This 80sq m (861sq ft) house, located on a quiet, mature tree-lined street, has three bedrooms. It has side access to a generous rear garden, which has a garage, and offers an opportunity to extend, subject to planning. The property is just off Santry Avenue so is an ideal location for schools, Dublin City University and recreational facilities.

- Close to good transport networks
- Ber of G will need addressing

### Country



**Address** Dromneavane, Kenmare, Co Kerry  
**Agent** Sherry FitzGerald Daly  
This historic property was constructed as a hospital, and then operated as a military barracks until it was turned into a private house in 1952. With five bedrooms over two storeys, the property extends to 195sq m (2,094sq ft) and lies on almost an acre within a short distance of Kenmare town. It is a protected structure and will require renovation.

- Charming old pile near Kenmare
- Needs work, and building costs are high

Dublin 8 €850,000

# Airy redbrick with canalside allotment

## 8 Dolphin Avenue, South Circular Road, Dublin 8

**Description:** Three-bed on a short, quiet, leafy cul-de-sac close to the Coombe hospital and city centre  
**Agent:** Owen Reilly

### JOYCE HICKEY

Dolphin Avenue is a short, pretty redbrick street off the South Circular Road, rendered a cul-de-sac by virtue of ending at the Grand Canal bank. It's between the 1930s Player Willis factory, whose long-overdue redevelopment is still wending its way through the planning process, and the handsome three-bay, two-storey Dolphin Villa, built about 1880.

The road is lined with two terraces of seven houses, which means number 8 is at the far, leafy corner as you enter from the South Circular. Unlike numbers 9 to 14, which have square-headed porches and dormer windows, this end-of-terrace three-bed has a rounded porch – and, even on early maps, a deeper return than its neighbours. The raised front garden has a lavender hedge and a bed of mixed perennials as well as a Japanese maple and a Black Lace elder by the door.

Inside, the sense of quiet continues from the wood-floored hall into the large, triple-aspect livingrooms on the left; with unusually high ceilings, and windows to the east, west and south, there's a really airy feel, accentuated by the white walls and the built-in library shelving that incorporates a well-lit desk. You'd hardly grudge the space taken out of the rear reception room for a smart guest toilet. Heating controls are under the stairs; the Ber is C3.

The house, with 146sq m (1,572sq ft) of floor space, was extended before the current owners bought it at the height of the boom, in 2006, but they refitted the kitchen with all-white units, a thick quartz-topped peninsula and a huge dual-fuel Smeg stove. There are built-in shelves as well as a window the width of the back wall and, most appealingly, a cat flap designed into the structure. For humans, floor-to-ceiling sliding glass



doors lead out to a patio, with dark slate flooring continuing from the kitchen. There's a really charming garden with well-stocked flower beds along the brick walls; the mature planting includes euphorbia, castor oil plants, bear's breeches and beeches, as well as two types of bamboo.

At the end of this are a boiler house and a big utility/garage/workshop with an up-and-over door leading out to a lane that goes around in an L to Priestfield Cottages (there's a notable old road sign, Céide Tuair na Sagart, on the wall). But when you turn left, you find one of the most appealing features of the property: access to an allotment that runs parallel

to the canal bank on land that seems to have been open for a long time – at least since the time of the first Ordnance Survey map, which shows the adjacent original canal docks. This is home to dahlias, raspberries and tomatoes, as well as silver birches that screen the side of number 8. There are seats made out of building materials, and a stack of bricks awaiting re-use; it's a tranquil spot from which to scoff at the traffic creeping along the opposite bank of the canal.

Upstairs, the double-glazed windows dampen any traffic noise; there are two bedrooms off the top landing at the front, of which one has windows to the south and east. These share a dual-aspect, well-fitted bathroom with a bath and a shower. To the rear, in the extension is a principal bedroom with a mosaic-tiled en suite and a bank of fitted wardrobes. It looks out to the canal and is also lit by a large Velux.

Co Dublin €1.25m



# Period home close to the sea

## 18 Burdett Avenue, Sandycove, Co Dublin

**Description:** Terraced three-bed villa in a picturesque part of coastal south Dublin  
**Agent:** Sherry FitzGerald

### KEVIN COURTNEY

The late owners of 18 Burdett Avenue were “delighted” when they bought this charming double-fronted Regency villa in 2001, just a pebble's throw from the sea and adjacent to the vibrant villages of Glasthule and Sandycove. With their four children grown up, the couple were ready to downsize, but they were pleasantly surprised by the new world that awaited them in this picturesque part of south Dublin.

“Mum and Dad couldn't believe their luck,” says their daughter. “Being right by the sea, and in such a lovely community.”

Now, number 18 is on the market via an executor's sale, and it's a rare opportunity for a lucky new buyer to fall in love with this smallish but elegantly proportioned terraced period house, and enjoy all the delights the area has to offer. Burdett Avenue is a quiet, narrow street running down from Sandycove village to the sea, and when you stand on the front lawn of number 18 you can see and hear the waves lapping up to the shore. The famous Forty Foot is just a short stroll from here.



Inside, the house retains its vintage feel, with just enough contemporary touches added in tastefully. The front door has a lovely stained-glass feature, and polished timber floors run through the hallway, the formal livingroom to the left, and the reception room to the right, with feature fireplace and decorative surround and tiled inset. This room can be used as a cosy lounge or another bedroom. A display of stunning paintings reveals its recent use as an artist's studio.

To the left of the hallway is the formal livingroom, which has a gas stove set in a feature fireplace with stone surround. This room is dual-aspect, and opens out to the lovely granite-walled rear garden. Both reception rooms have sliding sash windows; the house is Ber-exempt. The owners refurbished the main bedroom, so now it is a lovely, contemporary space with a wall-to-ceiling feature window, fitted wardrobes and Velux skylight. There's a small dressing area leading in to a Jack-and-Jill en suite, with access from the front and back.

The kitchen/dining area is bright and spacious, with granite

worktops, an integrated oven, gas hob and ceramic sink unit among the conveniences. At 120sq m (1,291sq ft) this is not a large house, but there's plenty of room for entertaining. Double doors open out to the rear patio garden, surrounded by granite walls and laid in sandstone, which gets the evening sun.

Upstairs is the third bedroom, a double, and a partly tiled bathroom with bath. This part of the house could do with redecoration to bring it up to the standard of the rest of the house.

There is on-street parking on Burdett Avenue, but there is also a wide laneway running behind the back garden with room for one car to park, and which can be accessed from the rear garden via two gates. You won't need the car to take some of the lovely seaside walks, and both Sandycove and Glenageary Dart stations are within easy reach.

Number 18 Burdett Avenue is for sale through Sherry FitzGerald, asking €1.25 million.