

Dublin 4 €480,000 and €465,000

Car-free living in Dublin 4 two-beds for under €500,000

A redbrick in Ringsend and a converted shop in Irishtown, both near major employers

77 Gordon Street, Ringsend, Dublin 4

Description: House dating from the 1880s now has an impressive B3 Ber
Agent: Owen Reilly

JESSICA DOYLE

For someone looking for a trendy, energy-efficient home close to the action at Grand Canal Dock, Beggar's Bush and Ballsbridge, this two-bedroom redbrick terrace might just fit the bill. A 25-minute walk from Dublin city centre and a stone's throw from a host of big employers, such as Airbnb, Google, Meta, JP Morgan and HSBC, you could easily live car-free at number 77 Gordon Street, with the Dart at Grand Canal Dock available to take you further afield.

Looking at this property from across the road, you can see old Dublin meeting new, with the terrace, dating from the 1880s, set against the backdrop of the all-glass facade of the apartments at the regenerated Gasworks building. The street itself is quiet and stepping into the all-white interior of the open-plan living/kitchen/dining room of the ground floor brings with it a sense of calm, providing a distance from the hustle and bustle of city life.

This space is long and looks more spacious due to the clever introduction of two red steel beams which divide the space and add character. The sill under the front window extends into a white floating shelf; there are also built-in shelves on each side of the chimney breast which were added by the current owners to optimise floor space.

The exposed redbrick of the chimney breast brings warmth to the room mirroring the building facade and tying in with the beams. The wall in the centre of the room, as you walk towards the kitchen/dining area, is also exposed brick, on top of which the owner has added a giant mirror in a clever design technique to enhance the feeling of space.

This property underwent a complete renovation under a previous owner in 2004. The current owners moved in, in 2020, paying €435,000 according to the Property Price Register, and have made some changes since.

They have replaced the doors of the units in the kitchen. The room also has ample space for a dining table. The dining space opens out to a south-facing cobblestone courtyard through French doors. A shed outside houses the washing machine. While there is an apartment building to the rear of the back wall, the property is not overlooked.

The stairs to the first floor were upgraded by the owners, who added a glass-effect banister frame, so as not to visually detract from the ground-floor space. Upstairs, the main bedroom is on the right; it fits a king-size bed and has an exposed brick chimney breast with a fireplace that looks to be a re-painted cast-iron original. The second bedroom – a good-sized single – lies to the back of the house. The main bathroom with a large shower completes the floor.

The highlight of this home is how easy it is to heat, says the owner, owing to its B3 Ber. Its location is also a plus, and the owners usually walk to nearby pubs and restaurants. Chilli, the resident French bulldog, will miss his doggy mates from South Dock Street Park when he moves to a bigger house in the area with his owners, but he'll get over it. This two-bedroom terrace, extending to 50 sq m (538 sq ft), is on the market through Owen Reilly, seeking €480,000.



22A Bath Street, Irishtown, Dublin 4

Description: Two-bed property well equipped for working from home
Agent: Owen Reilly

JESSICA DOYLE

The navy timber-clad exterior of number 22a Bath Street in Irishtown may be familiar to those who drive past it on their way from Sandymount into Dublin's city centre. The two-bedroom townhouse, extending to 75sq m (807sq ft), is something of a new addition to the street, located as it is in a building that was once home to a corner shop. It was refurbished by a previous owner in the early 2000s, giving it its rather unconventional layout, which aims to optimise the light and space available.

Seán Pattwell, owner of a PR firm specialising in emerging tech, bought the home as his base in 2020. Moving in as he did during the Covid-19 pandemic, he developed the morning ritual of taking a stroll along nearby Sandymount Strand before returning to 22a to work from home. He paid €435,000 for the property, according to the Property Price Register.

Entering the house from the street, you're met just beyond the hallway with the property's second bedroom behind folding doors. Here, Pattwell had a sleek office unit with plenty of shelving installed, which suits all working-from-home needs. The built-in LED lights are a perfect, flattering backlight for video conferences, he says. The room also fits a single bed comfortably, which could be swapped out for a sofa bed if you wanted a work-space by day, bedroom by night. The large window opens on to the small, paved courtyard to the side of the house. Down the hall is the



main bathroom, which has been newly upgraded. As it doesn't have a window, Pattwell went with white metro tiles to keep the room bright. It has a bath/shower with contemporary chrome fixtures. Outside the bathroom there are cabinets under the stairs for storage with the largest one housing the washing machine.

Upstairs, the open-plan kitchen-dining-living room is on the first floor. As you ascend the steps you can see the box shelving which makes up the built-in entertainment/display unit of the living area. The kitchen has also been recently upgraded with the wooden units repaired and sprayed with a matt-black finish; the dishwasher and fridge-freezer are integrated. The owner has a small round dining table at the window at the side of the building and a three-seater couch in the liv-

ing area. The wooden windowsills provide floating shelves for books and lamps. The main bedroom is on the second floor. It has a wardrobe built into the wall on one side of the bed and a newly upgraded en suite with large shower on the other. There is a Velux window on the slanted roof in the space that would have once been the attic. The neighbour's chimney is a few feet from it but still some light travels in. Pattwell also had the roof completely replaced and a new boiler installed, bringing the Ber to a D. The double-glazed windows and vertical radiators help to keep the home cosy, Pattwell says. A huge draw for this property is its location; it is close to Sandymount while the shops and eateries of the Beggar's Bush area are just a short walk away. The city centre is within walking distance, and you can reach Dublin Airport in less than 20 minutes via Dublin Port Tunnel. Number 22a Bath Street is on the market through Owen Reilly, seeking €465,000.

Around The Block

'Star agents'

Paddy McKillen's son Tyrone continues to blaze trail selling sunset in LA

RONALD QUINLAN

While the €58 million sale of Walford to developer Seán Dunne at the height of the boom remains the stuff of legend in Irish property circles, for Dublin-born and LA-based real estate agent Tyrone McKillen, it would seem to be the equivalent of just another day at the office.

Having famously secured \$88 million (€78 million) in 2017 from the sale to Beyoncé and her husband, Jay Z, of a lavish 30,000 sq ft Bel Air mansion developed by his brother, Dean, Tyrone McKillen continues to sell the proverbial sunset to the rich and famous in the

US. In the last year alone, McKillen was involved in the \$88 million sale of Owlwood, a lavish Italian revival-style mansion set on 10 acres, along with off-market deals in Malibu and Bel Air valued at \$57 million and \$58.5 million respectively.

With sales figures like those, it's hardly surprising to see in The Hollywood Reporter that Tyrone, one of veteran property developer Paddy McKillen's three sons, has been snapped up himself by Official, a new real estate firm established last year by Oren and Tal Alexander. The so-called "star agents" have brought McKillen on board as a founding broker for



■ Tyrone McKillen: has been snapped up himself by Official, a new real estate firm established last year by Oren and Tal Alexander

their California office. The company currently operates within the equally rarefied reaches of south Florida, New York City and the

Hamptons. In a statement welcoming McKillen to the Official team, the company's CEO, Richard Jordan,

said: "Tyrone is the ultimate exemplification of Official's vision, defined by the quality of our talent, depth of our expertise and level of transcendent service provided to clients across the most important markets in the world."

According to its website, Official describes itself as "the only global real estate brand comprised exclusively of agents synonymous with the pinnacle segment of the market".

The pinnacle segment of the market is of course something Tyrone and his brothers, Dean and Paddy jr have long been attuned to and in tune with thanks to the long-standing involvement of their father, Paddy, in the celebrated Claridge's, Connaught and Berkeley hotels in London and his ownership of the 600-acre Chateau La Coste in France.

Take 5 for €240,000

By Elizabeth Birdthistle

This double-fronted farmhouse located in Cashel is just a 15-minute drive to Thurles, where there is a link to the Dublin-Cork commuter rail service. There is room to extend to the rear and side. The property is Ber-exempt and benefits from views from the south-facing rear garden. Price: €240,000. Agent: sherryfitz.ie



Romania Bucharest



With a prominent position close to the vibrant Victoria Square and the prestigious George Enescu Museum, this one-bedroom apartment extends to 71sq m (764sq ft). Set in a residential building of 40 units,

there are lovely views from generous terrace spaces, and the area is surrounded with prominent office buildings, restaurants, hotels and shopping. Price: €237,765. Agent: sothebysrealty.com

Spain Alicante



Extending to 70sq m (753sq ft) plus a 17sq m (183sq ft) terrace, this two-bedroom apartment has direct beach access and is close to all amenities in Denia, a tourist destination on the northern coast of Alicante

province. The area is famous for its beaches. Consisting of 62 apartments, all of which have sea views, communal facilities include pools and landscaped gardens. Price: €250,000. Agent: spotblue.com

Norway Longyearbyen

This rural bolt-hole has two bedrooms and extends to 71sq m (764sq ft). Overlooking the water in a spectacular setting, the wooden cabin has a driveway to the front door and is less than a 15-minute drive from amenities. Constructed in 1996, interiors are lovely with a Scandinavian theme. Price: 2.5m Kr/€233,832. Agent: hjernein-domsmegling.no



The UK London



This Humber Keel barge based in Norfolk has been converted into a four-bedroom family home and featured on the Channel 4 series: George Clarke's Amazing Spaces. Converted in 2014, the barge, measuring 22.9m in length, is full of natural light and resem-

bles an apartment inside with three bedrooms on the lower deck while a kitchen-diner area has five windows and a skylight with access to the foredeck. Similar barges can command £2,900 per week for rentals. Price: €215,000/€244,271. Agent: norfolk.boatshed.com

Two up...

+€45,000

Highfield House, Bolinreedy, Ballycanew, Gorey, Co Wexford – eight-bed detached house – up €45,000 (7.8 per cent) from €580,000 to €625,000 on Thursday

+€50,000

Rose Cottage, Harristown, Kildcloon, Co Meath – two-bed cottage – up €50,000 (15.4 per cent) from €325,000 to €375,000 on Friday

Two down...

-€55,000

42 Orwell Place, Marianella, Rathgar, Co Dublin – three-bed apartment – down €55,000 (6.5 per cent) from €850,000 to €795,000 on Friday

-€30,000

72a Whitethorn Road, Artane, Dublin 5 – four-bed detached house – down €30,000 (5.7 per cent) from €525,000 to €495,000 on Monday

Source: myhome.ie



What's the going rate for a home in Co Tipperary? Page 7

