

Co Dublin €1.495m

# Victorian on Dún Laoghaire square

Turnkey mid-terrace home offers plenty of space and great amenities on the doorstep

## 20 Clarinda Park, Dún Laoghaire

**Description:** Built in 1854, this property has 287sq m (3,089sq ft) of space and is Ber-exempt  
**Agent:** DNG

MIRIAM MULCAHY

A substantial Victorian two-storey over-basement mid-terrace home in an enviable location, this property on the west side of Clarinda Park in Dún Laoghaire, built in 1854, is just up from George's Street, with a direct path down to the newly renovated baths.

Clarinda Park was one of the first squares to be built in this part of Dún Laoghaire, and the location and amenities on offer are exceptional; the square is full of tennis courts, the pier is just down the road, the People's Park and transport links are only a short stroll away.

The house is on the market because the family who bought it two years ago as a Dublin base – for €1.28 million, according to the Property Price Register – have, since then, rarely used it.

The previous owner did most of the heavy lifting, undertaking an extensive and complete renovation, including rewiring, replumbing and reroofing. The uPVC windows were replaced with timber sash single-glazed ones, and shutters were also installed.

While the fireplaces are not original to the house, they are faithful to the era and were sourced from an antiques dealer on Francis Street.



Upon entering the fine hall, up granite steps, intricate ceiling roses and elaborate cornicing are in evidence everywhere. The house runs on an east-west axis, so the large drawingroom with a handsome black marble fireplace is flooded with morning light.

Behind the drawingroom is another reception room that would work as a family retreat with its lovely fireplace – or a more formal dining-

room, given the extensive space in the basement downstairs.

The basement is now a luxurious living space, with a cast-iron stove installed to the front and a painted timber kitchen with a Rangemaster stove to the rear.

A granite-topped island is in the centre of the kitchen and the floors are stone tiles. Under the stairs to the front garden there is a substantial storage area, good for shoes,

boots and sports gear.

Steps lead from the end of the passage to the back garden, which is a small, sunny, west-facing courtyard. There is a gate in the old stone wall that gives access to a lane outside that leads to Corrig Avenue.

There is disc permit parking outside on the square.

Both bathrooms in the house are on the returns and they were completely renovated by the previous owner,

with beige stone tiles.

The top floor has three bedrooms, the fireplaces are particularly beautiful and over-mantel mirrors show off and demonstrate the rooms' proportions.

Wallpaper is used in all of the bedrooms, the small bedroom to the front has a particularly appealing pattern and design, and also a carefully installed bank of fitted wardrobes. If it wasn't needed as a bedroom, the room

would make a great dressing-room.

Ultimately, given its excellent location, its space, the lack of work to be undertaken – bar some light interior refreshes – this house should sell to the kind of buyers who intend to spend many years here.

Number 20 Clarinda Park West is Ber-exempt, has 287sq m (3,089sq ft) of space and is on the market through DNG, seeking €1.495 million.



Dublin 4 €925,000

# Two-bed apartment in a converted redbrick

## 5 Raglan Court, Raglan Road, Ballsbridge, Dublin 4

**Description:** Substantial Dublin 4 residence rivals larger homes in terms of size and comfort  
**Agent:** Lisney Sotheby's International Realty

JESSICA DOYLE

Number 5 Raglan Court, a two-bedroom apartment in a converted Victorian redbrick, offers apartment living with the benefit of spacious rooms, similar in size to those found in larger homes.

Its location on Raglan Road, in the embassy belt of

Ballsbridge, is second to none. The romantic tree-lined street is tranquil and flanked by historic redbrick homes with colourful front doors nestled under white arches – a sight synonymous with the area. It is close to the city centre, with St Stephen's Green a 25-minute walk away and Herbert Park 10 minutes from the apartment.

After ascending the stone staircase, you enter the front door of the apartment building – converted in the 1990s, according to the agent – into a lobby. According to the number of doorbells, there are six apartments at this level; number 5 is through the first door on the left.

You enter the apartment, extending to 121sq m (1,302sq ft), into a reception hall which continues horizontally to the



right towards the back of the dwelling. Off the left, to the front, is the impressive living room; it features 12ft-high ceilings with cornicing, built-in shelving, sash windows and an exquisite marble fireplace that has a decorative brass insert. Looking back through The Irish Times archive, the

design of this room, including its red walls and green carpet, has not changed since it was last reviewed in 2013. Although the look may appeal to some, a new floor and a lick of paint would go a long way in updating the space. The apartment sold for €613,000 back then, according to the Property

Price Register.

The kitchen is to the right of the living room; it is compact with room for a small dining table. It has modern-looking white gloss units and a double sink. Its wooden door with yellow-toned stained-glass inserts is a charming period feature. A new owner could possibly have off a section of the living room if they wanted to create a larger dining area for entertaining.

Beyond the kitchen is the second bedroom, a good-sized double with built-in wardrobes, looking out to trees and Clyde Road beyond. Down a few steps is the spacious principal suite, measuring 5.9m x 4.4m, which has an en suite. It also has built-in wardrobes and drawer units and its grand dimensions offer lots of potential for a possible revamp.

The main bathroom is moody with black tiles and mahogany fittings as well as white Sanitan sanitaryware and gold-coloured fixtures. There is also a decent-sized storage room off the hall and a coat closet past the kitchen.

Already situated in a beautiful building in a much sought-after area, some cosmetic refreshes could turn this Ber-exempt property into a dazzling home. It is currently owned by an investor who rents to young professionals; I don't envy them trying to find new accommodation to live up to the grandeur of this place. The Raglan Court building is set back from the road and the property comes with off-street parking. Number 5 is now on the market through Lisney Sotheby's International Realty, seeking €925,000.

## Around The Block

### Elmpark Green Development

Luxurious living to reach new heights as rooftop pool gets green light in Dublin 4

JESSICA DOYLE

Luxurious living looks set to reach new heights in Dublin 4 with Keith Craddock's Red Rock Developments securing the green light from planners for a rooftop swimming pool at its Elmpark Green Development on Merriam Road, Dublin 4.

In a planning application dated September 19th, 2022, Red Rock Elm Park Limited sought to amend the scheme's original proposal with the provision of "an external swimming pool at ninth-floor level".

Having completed the acquisition of the 0.57 hectare (1.4 acre) site for €7.025million earlier in 2022, Craddock had said, that when completed, the high-specification apartment development would have fantastic views across the city and Dublin Bay. Those who get to take a dip on Elmpark Green's rooftop will surely attest to that.

Quite apart from the provision of a swimming pool, Red Rock also secured permission to increase the number of residential units at the Dublin 4 scheme from 73 to 78 – comprising a mix of one-, two- and three-bed units – adding a floor to the secondary block, making it five

storeys high, and adding a floor to the primary block, making it 10 storeys high. Permission was also granted for the addition of a single-storey multi-use pavilion.



■ The rooftop pool will aim to capitalise on views across the city and Dublin Bay

### Residential market

Buyers find escape in Dublin 8 from city's 'dysfunctional rental market'

RONALD QUINLAN

While there's little doubt that the residential property market has cooled somewhat, the micro market that is Dublin 8 would appear to be carrying on regardless judging by the latest report into the area's sales from estate agent Owen Reilly.

In a lookback of his agency's deals for 2022, Reilly notes that the average selling prices in Dublin 8 came in at 9.4 per cent higher than the average asking price, compared with the average premium of 4.6 per cent he secured elsewhere.

Unsurprisingly, he says the greatest demand was for homes priced below the €500,000 level with a large proportion of buyers "motivated to get out of the dysfunctional Dublin rental market". They weren't alone in that. On the flip side of that equation, just more than half of the sellers handled by Reilly in Dublin 8 were small landlords exiting the market. And both buyers and sellers were keen to get their business done with turnaround times for sales taking an average of just 4.8 weeks compared with an average of 7.7 weeks in the rest of the city.

Take 5 for €430,000  
By Elizabeth Birdthistle

With a balcony off the principal bedroom, high ceilings and period fireplaces, this impressive four-bedroom property lies in the heart of the town of Oldcastle. Constructed in 1913 and extending to 213sq m (2,293sq ft), the D2-rated property lies on 0.7 of an acre. Price: €430,000. Agent: reatjgavigan.ie



### Italy Lazio



Lying beside the largest volcanic lake in Europe, Lago di Bolsena, this four-bedroom town house has views to the lake and skyline from a lovely rooftop terrace. Completely renovated in 2016, the 145sq m

(1,560sq ft) property retains some period features and is a short drive to the towns of Orvieto and Montepulciano, and just under an hour to the sea. Price: €430,818. Agent: finn.no

### France Limousin



Located a five-minute drive from Saint-Sulpice-les-Feuilles, this six-bedroom manor house set within private walled gardens has undisturbed views to the surrounding countryside. With lots of period

details, the property has barns and outbuildings that could be converted to further accommodation, giving it potential to be a holiday home or wedding venue. Price: €432,000. Agent: agencenewton.com

### Norway Trysil

This holiday cabin has impressive views of the surrounding area as the three-bedroom house sits on a hill in an alpine resort with cross-country and downhill skiing. Further activities in the area include canoeing and rafting, climbing, hiking and mountain biking. Dating from 2010, interiors are typical Scandinavian decor with a superb fireplace. Price: 4.7 million Norwegian kroner/€428,101. Agent: privatmegleren.no



### Slovakia Bratislava



This two-bedroom apartment benefits from a southeasterly orientation so rooms are bathed in light. Lying on the second floor in the popular location of Koliba, the complex, which is

monitored by cameras, has just 12 units with floating wenge flooring and a large sunny balcony. Price: €425,000. Agent: sothebysrealty.com

Two up...

+€45,000

Apt 20 Merchamp, Clontarf, Dublin 3 – two-bed apartment – up €45,000 (12.3 per cent) from €365,000 to €410,000 on Monday

+€35,000

96 Beechgrove Cottages, Bray Road, Loughlinstown, Dublin 18 – four-bed cottage – up €35,000 (7.1 per cent) from €495,000 to €530,000 on Monday

Two down...

-€150,000

1 Seafort Gardens, Sandymount, Dublin 4 – four-bed semi-detached house – down €150,000 (11.2 per cent) from €1,345,000 to €1,195,000 on Monday

-€55,000

Greenhall Lodge, Tinahely, Co Wicklow – three-bed detached house – down €55,000 (6.5 per cent) from €850,000 to €795,000 on Monday

Source: myhome.ie

Architect's future-proofed Clonskeagh four-bed Page 8

