



**HOUSE OF THE WEEK**



## Three-bed penthouse apartment in former Victorian convent for €850k

This duplex apartment within the Mount St Anne's scheme in the heart of Milltown combines many original architectural features of the era with the comforts of contemporary living, writes **Valerie Shanley**

**W**hen the Mount St Anne's development in Dublin 6 was launched in the early 2000s, it created quite a stir. Set in historic Milltown, which takes its name from the former mill race powered by the river Dodder, the four-acre site – which originally served as farmland for St Anne's Convent – became one of the biggest property developments in south Dublin at the time, creating upwards of 700 homes.

The location was the icing on the cake for buyers, being right in the heart of Milltown and within walking distance of neighbouring Ranelagh and Donnybrook villages. Another key development that added to the location's cachet was the launch of the Luas Green Line in 2004, which links a private lane from Mount St

**12 CONVENT HALL, MOUNT ST ANNE'S, MILLTOWN, DUBLIN 6**

**Price:** €850,000

**Beds:** three

**BER:** exempt

**Agent:** Owen Reilly

Anne's to the Milltown stop. This property also comes with two designated car parking spaces.

The protected Victorian convent structures, redesigned and extended by award-winning O'Mahony Pike architects and built by Park Developments, retain a degree of their original architectural core within many of the newly

adapted buildings. No 12 Convent Hall is a fine example of that blend of old and new – a factor that attracted the current owners, who moved in in 2010.

"Most of the apartments built at that time were very new but lacked character. We fell in love with this one right away as so many of the original features were retained. The lack of a balcony here didn't deter us either, as most of the properties we had looked at with one were so small it wouldn't have been possible to even hold a table or chair. There are really nice grounds behind us, plus we have views across the city to Howth, not to mention the sky overhead."

Housed in one of the original buildings, the duplex apartment has all the contemporary good looks of a modern penthouse but with echoes of that earlier 19th-century vintage very evident in its high ceilings, internal arches and Gothic windows. There is also a distinct industrial vibe in the exposed beams and brickwork that will appeal to those familiar with the New York loft-style apartment.

The bright entrance hall introduces the 164-square-metre interior with a cast iron spiral staircase as a central feature.



**No 12 Convent Hall, Mount St Anne's in Milltown, Dublin 6: the three-bed duplex apartment retains many original features with the contemporary good looks of a modern penthouse**

The hall also has a storage room, and a video intercom and alarm installed.

There are three bedrooms on this level, the principal room with original cast iron fireplace, window with working shut-



ters, and a tiled en suite. The main bathroom has period-style fittings, including a cast iron free-standing bath and overhead shower set within an original arch in the wall.

The open-plan living area upstairs is bathed in natural light, including from dormer windows set into the pitched ceilings. All rooms interconnect, enhancing the sense of space, and reclaimed honey-toned pine floors throughout give warmth and a natural flow.

The dining room opens directly through a brick arch to the main living room with wood-burning stove. Via another arch is the fitted SieMatic kitchen with built-in appliances.

There is also separate access to this upper level via a small lobby off the kitchen.

The property is BER exempt.

Since the development was first launched, Milltown has continued to be a popular hub, with a choice of independent shops and cafés such as Wilde & Green, the Dropping Well traditional pub, and Jamie's Italian in nearby Dundrum. Alexandra College is just one of many primary and secondary schools on the doorstep, with Sandford Park, the High School and Muckross among several others within easy reach.

Dublin city centre is 4km away, with Dundrum town centre close by in the opposite direction, and both just a short hop on the Luas.

No 12 Convent Hall has a guide price of €850,000 through selling agent Owen Reilly at 01-6777100

## Six-bed Victorian home in Monkstown offers sea views – and room to share

from page 1

with an income, should that interest a new owner.

A cast-iron pedestrian gate set into twin pillars opens to a pathway that leads to a flight of granite steps rising to the entrance-level porch with its double front doors.

Beyond that is the main front door with its overhead fanlight and the welcoming entrance hall, which boasts polished porcelain floor tiles, a covered radiator, dado rails and exquisite plasterwork details on the hall ceilings.

To the left of the hall is the generous drawing room with stripped and polished timber floors, an original white marble fireplace with tiled inset, a recessed archway housing display shelves, ornate plasterwork detail, and shuttered sash windows overlooking the front and rear gardens and boasting those much-in-demand sea views.

Across the hall and almost as large is the formal dining room, again enjoying a dual aspect and with another impressive fireplace – this one of red marble with red inset tiles – and stripped and polished timber floor.

At the end of the hallway is the contemporary kitchen/breakfast room fitted by Newcastle Design. The warm stone-toned base and

wall-mounted units are complemented by black granite countertops and upstands, a matching central island, and polished porcelain floor tiles.

Integrated appliances include a Rangemaster induction stainless steel cooker, a Samsung American fridge freezer and a Fisher & Paykel double drawer, stainless steel dishwasher. From here, French doors open onto the rear cedarwood deck.

The garden-level accommodation is accessed via a staircase with a mahogany turned handrail. It also has an entrance door at the front of the property and access to the rear garden.

There are two large double bedrooms, both en suite, at this level. These could be used as self-contained studio apartments for family members, or an au pair, or perhaps let out as income-earning space. There is also a games room with a wood-burning stove and french doors to the rear garden. A utility area near the front entrance completes the accommodation on this level.

Returning upstairs, another staircase with a mahogany turned handrail leads to the first floor return where there is a large family bathroom with a double walk-in Grohe shower cubicle, a large curved

vanity unit with a marble top and vanity mirror over, and a luxurious bath set in a marble enclosure. Also on the return is the fourth bedroom with sea views.

There are three well-proportioned double bedrooms with built-in wardrobes on the first floor. The principal suite has extensive built-in wardrobes and a large en suite shower room with a window seat from which to enjoy the sea views. The shower room is fitted with a double walk-in Grohe shower and a double basin unit set into a curved bespoke vanity unit with a marble top.

The front garden is mainly laid out in lawn. A laneway at the side of the property provides rear access.

The rear garden is bound by cut stone walls and is mainly laid out in lawn with raised flower beds.

There is a paved patio area and a wrought-iron staircase leading up to a cedarwood decked area outside the kitchen. Residents of Belgrave Lodge enjoy access to the gated and communal gardens at Belgrave Square. Seapoint is within a three-minute stroll of the house.

Monkstown and Blackrock villages are a short walk away and there's a choice of maritime activities available through the Royal Irish, the Royal St George and the National Yacht Clubs in Dún Laoghaire.

There is also a strong choice of both primary and secondary schools in the local area as well as excellent public transport links with the Dart at Seapoint Station and the number 7 and 7A bus routes running along Monkstown Road providing a swift journey to the city centre. The Aircoach Blue Bus Route stopping in Monkstown village provides access to Dublin airport in about 50 mins.

Belgrave Lodge has gas-fired central heating and a BER of D2. It is on the market with Knight Frank guiding €2.375 million.

For more details contact the agent at 01-6342466.



Above and right: the interconnecting drawing room and formal dining room overlook the mature front garden through extensive, wall-to-wall picture windows

## American-style four-bed detached family home in Clonskeagh enclave

BY TINA-MARIE O'NEILL

**A** home in Ardilea in south Dublin might be the learned choice for those in the market for a generous family home close to a wealth of local amenities, on offer in Clonskeagh, Mount Merrion, Stillorgan, Goatstown and Dundrum.

Located off Roebuck Road, Ardilea comprises a quiet, sylvan enclave of substantial, 1960s-built, American-style homes in a run of unusually named roads, including Salzburg, Salamanca, Sorbonne, Heidelberg and Louvain.

The monikers came from the developer, who named them after famous European universities shortly after it was decided to move University College Dublin from the city centre to the large estate surrounding Belfield House, which was bought by UCD almost three decades earlier and which lies on the other side of Roebuck Road.

To that end, homes in Ardilea are much sought after and tend not to stay on the market for long. One such property currently for sale is No 27 Louvain, a detached family home of 229 square metres, for sale through Catherine O'Connor of Colliers and guiding €1.3 million.

The house is approached via white pillars and a paved driveway with parking for

**27 Louvain, Ardilea, Clonskeagh, Dublin 14**

**Price:** €1.3 million

**Beds:** four

**BER:** C3

**Agent:** Colliers

several cars.

The light-filled entrance hall is laid in striking Canadian parquet timber floors which continue into the spacious, interconnecting drawing room and formal dining room which overlook the mature front garden through extensive, wall-to-wall picture windows.

The drawing room benefits from a modern stone fireplace, while the dining room has an eye-catching vibrant red feature wall. There is also access from the dining room to the hall.

Off the entrance hall is an extensive kitchen-breakfast room with Shaker-style, pale cream base and wall-mounted units, cream floor tiles and bespoke marble-effect worktops culminating in a breakfast counter, ancillary to the generous dining table area in the centre of the room.

A cook's delight, there is a full range of integrated appliances included. One win-



**No 27 Louvain in Ardilea: a detached family home on the market for €1.3 million**

dow has a seating nook, and double doors lead from the kitchen to the rear garden and terrace.

An adjacent utility room houses the gas boiler, is plumbed for a washer dryer, has a Belfast sink and shelving and handy garden access.

To the right of the entrance hall overlooking the front garden is a cosy cream-carpeted TV room with a study area.

A double bedroom with timber floors, a fully tiled en suite shower room, a family bathroom with a white suite, and understairs storage com-

plete the accommodation at ground floor level.

A solid oak staircase leads to the upstairs landing, which in turn leads to the main bedroom with cream carpets and an en suite with tiled floors and a tiled step-in shower.

There are two further bedrooms, both with cream carpets, and a family bathroom with tiled floors and wet areas at this level. There is also extensive eaves storage with lighting.

No 27 has been well maintained by its current owners. The private gardens are mainly in lawn and enjoy all-day sunshine. They are filled with an eclectic array of mature shrubs, raised flower beds

and colourful specimen trees. There is a rear garden shed and a water tap, and dual side access.

Louvain boasts easy access to the N11, M50 and QBC, with Dublin's Stephens Green approximately 7km/4.5 miles from the property. The No 17 bus at the entrance to Ardilea goes directly to Blackrock Dart station. There is a wealth of local sports clubs and facilities nearby, a choice of great schools, shopping centres at Dundrum, Stillorgan, Blackrock and the Merrion Centre as well as shopping at Ranelagh, Donnybrook and Ballsbridge villages.

More details are available from the agent at 01-6333764.

### FIVE BEDROOM DETACHED HOME

**13 Hawthorn Hill Newry, Co. Down**

- Located on a Quiet Residential Street. 60 mins from Three Arena, Dublin
- Two Reception Rooms Plus a Separate Dining Room, Large Eat-In Kitchen
- Recently Refurbished Throughout With New Hardwood Floors, Carpets and Repainted
- Adjoining Car Garage and two entrances
- **Offers over £290,000**

Email [info@nbsni.co.uk](mailto:info@nbsni.co.uk) for further info