

Co Kildare From €520,000

# New four-bed homes in Naas

Ballymore's latest scheme in Co Kildare is located near the town and on the right side of the N7 for commuting to Dublin

**Stonehaven, Blessington Road, Naas, Co Kildare**

**Description:** A2-rated houses offer great design and space, in a parkland setting  
**Agent:** Knight Frank and CME New Homes

**MIRIAM MULCAHY**

Stonehaven is a new Ballymore development on the Blessington Road in Naas, Co Kildare, where the first phase of 38 houses is being brought to the market.

A mix of three- and two-storey four-bed houses (with one five-bedroom in the initial offering), the A2-rated houses offer a blend of great design and space, in a parkland setting within easy reach of the town.

Eight of the homes will be two-storey four-beds, there is one detached, three-storey five-bed and there are 29 three-storey four-beds.

Unusually, the three-storey four-bed homes have two principal bedrooms, one on the first floor and a second on the top floor.

The architects and developers have given these houses an ample footprint with spaces carved out for working from home, good-sized utility rooms, generous storage spaces and landings that could serve as reading nooks or office spaces. Two of the showhouses have streamlined office spaces in the hall with understairs desks and there are square, under-eaves spaces that could take desks in the top-floor bedrooms.

Selling through joint agents Knight Frank and CME New Homes, the two-storey four-bed semi-detached units have a €520,000 asking price with an area of 137sq m (1,475sq ft).

The three-storey four-beds range in size from 170sq m to 179 sq m (1,830sq ft to 1,927sq ft) and are priced from €580,000 to €595,000. The five-bed semi-detached unit (186sq m/2,002sq ft) has an ask-



ing price of €685,000.

The kitchens are painted a deep blue, with detailing such as ribbed-panel cupboards and fluted glass, white quartz counters and splashbacks and Neff integrated appliances. Many of the homes have rooflights in the living spaces off the kitchens, flooding them with light. French doors open on to the gardens, which have patios and a mixture of wood and concrete walls.

Bathrooms are high quality with terrazzo tiles, custom-made under-sink vanity units, moss-green or deep-blue tiling and high-pressure showers. All of the three-storey homes have four bathrooms, as there are two principal bedrooms with en suites.

Stonehaven is named for the standing stones at PuncHESTOWN and this is reflected throughout the site with large stones scattered throughout. There will be a small retail centre opposite this tranche of housing, with a creche, shop and cafe.

The river Morell runs through it and a large park with playground and fitness centre is planned on the 8.5-acre site. The development will have 350 houses when it is complete.

Naas racecourse is nearby with its extensive walking trails, PuncHESTOWN grounds are another popular local walking spot while the beautiful Blessington lakes are a short spin away.

The development is close to the town centre with its excellent mix of high-quality shops, restaurants, bars and cafes. There are seven primary and five post-primary schools including a Gaelcholáiste.

Many firms and industry leaders such as Kerry Group are in the nearby Millennium Park.

On the right side of the town for getting on to the N7, Dublin is quickly accessible with Citywest a 20-minute drive away, the city centre can be reached in 45 minutes and Sallins rail station is 10 minutes away with frequent services to Heuston station.

**Town&Country**  
Two homes, one price

€495,000

**Town**



**Address:** 20 Whitethorn Grove, Artane, Dublin 5  
**Agent:** Sherry FitzGerald Killester

This well-presented semi-detached three-bedroom house has been extended and measures 122sq m (1,313sq ft). It benefits from a private garden to the rear with pedestrian access, and is not overlooked. The property is convenient to Rockfield Park and Tennis Club, with schools, Artane Shopping Centre and recreational facilities close by.

- In good order and in a convenient location
- Ber of D1

**Country**



**Address:** Greyfort, Coleville Road, Clonmel, Co Tipperary  
**Agent:** Dougan FitzGerald

Lying on a 1.4-acre site of mature gardens with a wild and walled garden, this late Georgian, Ber-exempt house dates from the early 1840s. With four reception rooms and five bedrooms, it retains many of its period features such as hall tiling, parquet floors, fireplaces, sash windows and shutters. While in need of some renovation, there is planning potential on the site, subject to planning permission.

- Lovely period home on a mature site
- Building costs are high

Dublin 4 €425,000

# Renovated Ringsend mid-terrace

**8 Joy Street, Ringsend, Dublin 4**

**Description:** Dating from the early 1900s, this light-filled property has a converted attic and lovely interiors  
**Agent:** Owen Reilly

**ELIZABETH BIRDTHISTLE**

"When I first moved here, coming home in a taxi one evening the driver told me he knew a Kelly family that used to live here for years. He told me they had 11 children," says the owner of 8 Joy Street, a renovated mid-terrace house off South Lott's Road. Dating from the early 1900s, houses here were constructed when reclaimed marshes gave room to build much-needed family homes.

One of the first to be developed was Hope Street, which, along with Joy Street, give an indication of the sentiments felt at the time, as these developments meant people would finally have a home of their own.

The current owner bought number 8 in October 2005 and moved in in January 2006: "It was my first home, and how things were so different then. There was really nothing with the exception of Spar on Bath Avenue, whereas now it has lots of great restaurants like Paulie's Pizza."

She says when she first bought the property all the work had been done by builders who turned this 57sq m (613sq ft) house (plus converted attic) into a smart home. Then in 2015 she began renovations and knocked a small box room, "that would not even hold a single bed," and extended the bathroom so it would accommodate a free-standing bath.

One of her favourite rooms in the property is the attic room: "It's so attractive the way you can see over the rooftops along Hope and Gordon Street, but also with the high-rise tech buildings - it's a great mix of old and new."

Inside the front door is an open-plan living-dining space with a galley-style kitchen beyond. Here a full



wall of storage allows the space to be clutter-free. A toilet and utility lie here too, and there is access to a small courtyard for summer dining.

Upstairs is the principal bedroom and the large bathroom now accommodates the space formerly held by a box bedroom. A light-filled attic conversion offers 13sq m of extra space, providing great views and a multitude of uses.

The owner has upsized to nearby Sandymount, and will miss her friendly neighbours; a mixture of those who are "here for 50 years and new ones too".

The quaint spot lies in a row of tiny streets, ideally located between Barrow Street and South Lott's Road, within walking distance of the city centre and the docklands. Number 8 Joy Street, with a Ber of F which new owners may want to address, is now on the market through Owen Reilly, seeking €425,000.

Co Dublin €525,000

# Comfort and convenience



**56 St Patrick's Crescent, Dún Laoghaire, Co Dublin**

**Description:** A3-rated property underwent complete refurbishment in 2021  
**Agent:** Sherry FitzGerald

**KEVIN COURTNEY**

Gillian and Damien Keneghan got the keys of number 56 St Patrick's Crescent in March 2020, on the same day Taoiseach Leo Varadkar announced the country was going into lockdown due to Covid-19.

The two/three bedroom 1940s-built former council house, in the heart of Monkstown Farm in Dún Laoghaire, hadn't been lived in for years, and was in need of total refurbishment, but work didn't begin on the house until that September, and it was to be another year before the young

couple moved into a totally transformed and modernised home.

The house was rewired, replumbed and refloored, with new double-glazed tilt-and-turn windows and underfloor heating throughout the downstairs area. A large, bright open-plan kitchen/diningroom was built to the rear, with three large roof lights to bring in the sun, bringing the total square footage up to 92sq m (990sq ft).

Where the old kitchen used to be, there is now a shower room and a storage area. The couple installed an efficient air-to-water heating system and insulated the entire house; it now has A3 energy rating.

The contemporary look of the house begins as you go up the steps with metal rails to the dark-grey front door and on to the terrazzo-tiled entrance porch. To the right is the livingroom and to the left is a study/third bedroom which the Keneghans use as a home office.

The kitchen/dining extension, which has white tiled floors and obsidian black worktops and island.

The kitchen has lots of cabinets, plus a composite sink, electric double oven, induction hob, dishwasher, washing machine and integrated fridge freezer. There's no gas supply going into the house, so less money is going out on cooking and heating bills.

The wet room off the kitchen is fully tiled with terrazzo, and has recessed lighting and a power shower.

Upstairs are two double bedrooms; the main bedroom is dual aspect with windows looking out east and west. It also has built-in wardrobes and there's access to the floored attic from here. The bedrooms have an original feature fireplace, which have been sealed up to prevent drafts or heat loss. There's a toilet upstairs too.

The Keneghans hail from the midlands and they're planning to move to Westmeath, placing this property on the market through Sherry FitzGerald, seeking €525,000.