

Co Dublin €1.075m

# Sandycove mews with sea views

Behind the old-world stone facade is a luxurious and comfortable home with high-end interiors

4 Wilmont Avenue,  
Sandycove,  
Co Dublin

**Description:** Livingroom is on the first floor to make the most of the views across Dublin Bay  
**Agent:** Sherry FitzGerald

KEVIN COURTNEY

For young professionals looking for a pristine pad by the sea, or someone looking to downsize without downgrading on luxury and comfort, number 4 Wilmont Avenue could be the perfect high-end haven.

This cut-stone two-bedroom mews house nestled in a cul-de-sac between Glashule and Sandycove has an old-world exterior, but behind the stone facade it is completely modern, with high-end interiors and beautiful finishes.

The interiors are done in bright, warm whites with solid-oak wooden floors throughout. The entrance hall is a feature unto itself with double-height ceilings, a skylight and neatly suspended pendant light.

A glass balustrade allows you to look down from the landing and take in the architectural view.

The layout is slightly top-sy-turvy in that the main bedroom is downstairs: a fine big room to the left of the hall with wall-to-wall fitted units affording more than enough storage. A Jack-and-Jill shower room doubles as an en suite and a guest WC, with doors from the bedroom and the hallway.

Meanwhile, the livingroom is above this bedroom, on the first floor and for good reason: a huge picture window looks across Dublin Bay to Howth, reminding you how close you are to the sea.

It's a double-aspect room, and even more light is brought in by Velux windows in the ceiling and a full-height glass wall looking down to the hall. The room has a gas-effect fire but you won't be looking at that, your eye will be constantly drawn to the sea views.

To the other side of the house, facing south, is a more traditional layout, with the kitchen/dining area downstairs and a second bedroom – also large – upstairs. The kitchen fittings are all high-gloss



and high-end, with a Neff oven, hob and extractor and an integrated dishwasher and Siemens fridge-freezer. This opens out through French doors to a private decking area outside, surrounded by an old granite wall.

There's a parking space for one car, which is accessed through electronic timber gates, and a concrete shed to store bikes and sports equipment. A second parking space is available on the other side of

the house. The upstairs bedroom is double-aspect, with fitted wardrobes, and there are slatted shutters fixed to the outside at an angle to provide privacy for both you and your nearby neighbours while still letting in plenty of light. The main bathroom upstairs is part-tiled, with bath and overhead shower attachment.

A good-sized storage cupboard off the landing houses the water tank, heating system and the washer-dryer.

Overall, the living space is a generous 136sq m (1,464sq ft) but with fewer, larger rooms, it feels roomy and airy – and very luxurious. The restaurants and bistros of Glashule are just around the corner, and it's a short distance to the vibrant activity of Dalkey village.

Number 4 Wilmont Avenue has a Ber of B3 and is for sale through Sherry FitzGerald, seeking €1.075 million.

Dublin 4 €725,000

# Turnkey three-bed townhouse in Ballsbridge

120 Lansdowne Park, Ballsbridge, Dublin 4

**Description:** Property is well-located with popular shops and eateries, the Aviva stadium and Grand Canal Dock nearby  
**Agent:** Owen Reilly

JESSICA DOYLE

Off Haddington Road, with Ryan's pub at Beggars Bush on the corner, sits number 120 Lansdowne Park, a three-bedroom townhouse perched at the end of the terrace. The road is extremely well-located with the well-known eateries and shops of Ballsbridge a 10-minute walk away, while The Chophouse and Lotts & Co, and popular brunch spot An-

gelina's are all equally accessible in the opposite direction. The location is also convenient for those working at Grand Canal Dock and in the IFSC. With the Aviva Stadium so close by, however, new owners may be wary of friends and family looking to stay on match and gig days, especially if you have any Taylor Swift fans, aka Swifties, in your life.

The current owners bought this 81sq m (872sq ft) property in 2019 for €640,000, according to the Property Price Register. They moved with their first child from an apartment in Grand Canal Dock and were glad of the extra space and the back garden during the Covid-19 lockdowns that began the following year. Now in need of a bit more space with three young children, the owners are putting this turnkey home on the market through Owen Reilly estate agents, seeking



€725,000. The house had been previously renovated with the downstairs opened up to create an open-plan kitchen/dining/living area before the owners moved in, leaving little in the way of upgrades for them to do. With a C2 Ber, the property has tri-

ple-glazed windows and a new boiler that was installed in 2020. Past the cobblelock driveway, you enter the home into an entrance hallway where there is space to hang coats and kick off your shoes. The kitchen-diner is to the left of the hallway, through a

glass-pane door. The owner describes the kitchen as "low-maintenance" when it comes to cleaning with white high-gloss white units and grey tiles underfoot. This leads to the living area which has a laminate wood floor and recessed lighting overhead. There is also a utility space off the kitchen which was previously a WC – the extant plumbing means a loo could be reinstated without too much hassle.

French doors from the living area open out to the serene oasis of a garden which is like something from a fairy tale; it benefits from a south-westerly aspect and a sense of privacy with trees and shrubs galore and several red-rose bushes. There is also side access here, handy for bins and bikes. Back inside, the stairs to the first floor are accessed from the entrance hallway. The main bedroom sits to the

front of the property with built-in sliding-door wardrobes and an en suite shower room. The second bedroom to the rear was once used as an office, overlooking the greenery of the back garden; it fits a single bed comfortably but it would be possible to fit a double bed below the window. The third bedroom is a single with a built-in wardrobe. The main bathroom is in the centre of the first floor, with a full-size bath. The owners had the attic floored and a Stira staircase installed for handy access to the storage space.

Living here with small children, the owner notes there are several schools and creches in the area as well as Herbert Park and Merrion Square Park for walks.

The great thing about this area is, no matter what lifestyle you have, you are likely to find what you're looking for close by.

## Around The Block

Wicklow property

Wicklow's historic Grangecon Demesne and Stud sold for €10m

RONALD QUINLAN

Having been first offered to the market at a guide price of €15 million back in May 2018, the sprawling Grangecon Demesne and Stud in Grangecon, Co Wicklow, has just been sold for just over €10 million.

An examination of the Property Price Register shows that the sales of the 256-acre estate's principal residence, a restored and extended five-bedroom Tudor-style house of 1,199sq m (12,905sq ft), and its three-bedroom manager's house were completed on May 18th last at

prices of €4.8 million and €300,000 respectively. With the register only recording the sums paid for residences and curtilages of up to one acre, this would suggest that the estate's remaining 254 acres of land were sold for the equivalent of €19,291 per acre. The sale of the Wicklow property was handled on behalf its outgoing owner, the Californian currency and commodity trader Rick Barnes, by joint agents Goffs Property and Coonan Property. The purchaser is understood to be an Irish businessman. Quite apart from the 33 per cent



■ Grangecon demesne and stud in Grangecon Co Wicklow: just been sold for just over €10 million.

discount they secured on the estate's €15 million guide price, Grangecon's new owner will benefit greatly from the improvements made to it over the years. Speaking to The Irish Times when the property first came for sale in 2018, its then owner, Rick

Barnes, recalled how he had bought it in 2000 after attending the Irish Derby.

"It was the land and the people that attracted me to Grangecon – at the time it was a cattle farm and needed a huge amount of work. It took 2½ years to renovate the

property, and a further year to turn the estate into a stud farm," he said. Barnes transformed the house, part of which was destroyed in a fire in the 20th century (a wooden door lintel with the inscription 1576 remains), into a lavish residence that has seven reception rooms and five bedroom suites.

In addition, the property includes a formal walled garden, a chapel, three period gate lodges, the aforementioned manager's house and a groom's apartment above the stables offering a total of 1,569sq m (16,888sq ft) of additional accommodation. Barnes, a noted horse breeder, transformed the dairy farm into a stud, with the addition of 33 post and railed paddocks, 56 stable boxes between the mares, yearlings, and foaling yards complete with rubberised flooring and CCTV.

Take 5 for €560,000  
By Elizabeth Birdthistle

Set in a new development of nine houses by Carrickreagh Developments, this three-bedroom 120sq m (1,292sq ft) house at Bridge End near the centre of Maynooth has an A3 Ber, thanks to high insulation and air-to-water heat pumps. It has parquet flooring and a lawned back garden. Price: €560,000. Agent: sherryfitz.ie



France Biarritz



Located just a 10-minute walk from the main beach and seven minutes from Les Halles with its gastronomy stalls, is this three-/four-bed townhouse. Extending to 83sq m (893sq ft), the property has a small

balcony overlooking a courtyard to the rear. It retains period features such as exposed beams, arched windows and a large, open fireplace. Price: €560,000. Agent: selectionhabitat.com

Spain Alicante



Situated in Benijofar, this three-bedroom villa is set over two floors and extends to 167sq m (1,797sq ft). With four bathrooms and a private swimming pool, the house is a 20-minute drive from Alicante

airport while beaches are within 15 minutes by car and golf courses at La Finca and La Marquesa are a five-minute drive away. Price: €569,050. Agent: spotblue.com

Denmark North Jutland



Dating from 1840, this old, country estate is surrounded by mature trees and was fully renovated and restored in 2011. Lying on a plot of two hectares, the property has more build-

ings in the courtyard with four boxes in the barn, and comes with its own robotic lawnmower. Price: DKK 3.95m/€536,229. Agent: finn.no

Italy Brescia



Extending to 200sq m (2,153sq ft), this newly renovated apartment lies in a 17th-century Franciacorta palace. It has fine frescoes and wooden ceilings in the reception rooms. Fully

renovated in 2022, it is a 10-minute drive from Brescia, 40 minutes from Lake Garda and 45 minutes to Milan airport. Price: €550,000. Agent: sothebysrealty.com

Two up...

+ €45,000

Camus, Ardfield, Clonakilly, West Cork – three-bed bungalow – up €45,000 (13 per cent) from €350,000 to €395,000 on Tuesday

+ €20,000

1 Peak House, Atlantic Way, Bundoran, Co Donegal – two-bed apartment – up €20,000 (13 per cent) from €150,000 to €170,000 on Tuesday

Two down...

- €75,000

The White House, Drumhal-lagh, Cloone, Co Leitrim – five-bed detached house – down €75,000 (17 per cent) from €450,000 to €375,000 on Tuesday

- €64,950

132 Landscape Park, Church-town, Dublin 14 – three-bed bungalow – down €64,950 (9 per cent) from €729,950 to €665,000 on Tuesday

Source: myhome.ie

I've been sale agreed on two houses that have fallen through. How can I avoid this?

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