

Co Wicklow €995,000

As good as new at Priory Court

Four-bedroom property built last year has already been upgraded by its current owners

**7 Priory Court,
1-9 The Priory
Archers Wood,
Delgany, Co Wicklow****Description:** A 175sq m detached house at the edge of Delgany village ticks quite a few boxes
Agent: DNG

ELIZABETH BIRDTHTISTLE

The four Ds – death, debt, downsizing and divorce – encompass the usual reasons for a property being offered for sale. At number 7 Priory Court (at 1-9 The Priory Archers Wood) in Delgany, however, another D is the reason for selling this four-bedroom house: design.

Simon Madigan, son of parents Greg and Trish, who live at number 7, is a senior landscape architect in Brisbane, and part of the team chosen to design for the city's 2032 Olympics, set to be the world's first climate-positive games.

So his proud parents are going to spend quite a bit of time down under while their son helps to design a sustainable solution for both the environment and local community in the subtropical Australian city.

Their A2-rated home in Delgany was completed last year by Cairn Homes to a high standard. The Madigans purchased it "as a shell" and added their own finishing touches in the form of walnut flooring, paints (in Farrow & Ball shades) and plantation shutters throughout. A family enterprise from Kilkenny took great care with the painting, they say, and while installing panelling on the ground floor.

The couple also changed white plastic sockets to brushed metal counterparts thereby upgrading from standard finishes in the 175sq m (1,880sq ft) detached house, along with additional wardrobes in bedrooms two and three.

Bedroom four, currently used as a third livingroom, lies



on the ground floor, where there is also a shower room, a cloakroom and a utility room along with a formal livingroom to the front.

To the rear is an open-plan kitchen/living/diningroom which opens to the back garden through a set of French doors.

Son Simon was tasked with

the design for the back garden that was essentially "lots of concrete with some plants".

It is now laid out with easy-to-maintain railway sleeper beds filled with colour from hydrangea, cosmos and rhododendron.

They could also be used for those who love the idea of growing

their own vegetables, and the fact that there is no lawn – replaced by gravel, stepping stones and a flagstone patio – means the place requires very little maintenance.

The development at the edge of Delgany village ticks quite a few boxes, all the while appealing to city slickers looking for a

better quality of life, especially those who can work remotely or have a hybrid work option. The beach is a four-minute drive and you can be on a mountain walk within 15 minutes by car.

There are seven primary schools in the area to choose from along with four secondary

schools while Delgany has the Firehouse Bakery, Pigeon House cafe, and two newly renovated Wicklow Arms bar and bistro.

Number 7 Priory Court, in turnkey condition, is now on the market through DNG, seeking €995,000.

Town&Country
Two homes, one price

€650,000

Country

**Address:** Carrigaholt Cottage, Lands and Castle, Carrigaholt, Co Clare**Agent:** Sherry FitzGerald McMahon

This offering, on 6.5 hectares (16 acres) with 400m of private shore frontage, includes Carrigaholt Cottage from the 1800s and a two-bedroom house from the 1980s, giving six bedrooms and 305sq m (3,283sq ft) of floor space in need of modernisation. Also included are the ruins of Carrigaholt Castle, which is one of Ireland's best-preserved "tower houses", dating from 1480 and built by the McMahons, who were the last chieftains to rule the peninsula.



So much potential on a private waterfront site



Renovations will be costly in today's climate

Town

**Address:** 182 Ashbrook, Howth Road, Clontarf, Dublin 3
Agent: DNG

This detached bungalow is in a private, gated cul-de-sac in a much-sought-after location with off-street parking to the front. The property extends to 85sq m (915sq ft), and is incredibly bright thanks to skylights, picture windows and a quadruple bifold door that opens up the entire wall to a landscaped back garden.



Lovely bright house with seamless garden divide



Ber is D1

Four for €270,000 and under

Jessica Doyle

**44 An TSeán Dún, Tulla Road,
Ennis, Co Clare**

This generously sized four-bedroom semi-detached home in Ennis, Co Clare, which is well-regarded for its friendly atmosphere, comes to the market with a fresh, contemporary fit-out – meaning new owners won't have to do a thing when they move in.

The property benefits from a large driveway to the front and a generous back garden with lawn and patio area to the rear. There is a lovely dark wooden floor in the entrance hallway which continues into the livingroom at the front of the house. The kitchen has been nicely fitted out with distressed white wooden floorboards and contemporary light-blue units. There is also a WC and a utility room on the ground floor.

There are four bedrooms upstairs, three of which are doubles, and the main bedroom has an ensuite. The bathroom has a fresh fitout with white tiles accented with black designs underfoot. This property, extending to 114sq m (1,227sq ft) with a C1 Ber, is on the market through Sherry FitzGerald McMahon, seeking €260,000.

**25 The Garden House,
Waterfall Avenue, Dublin 3**

This own-door ground-floor apartment right beside Drumcondra, one of the city's most vibrant areas, would make a great home for someone living alone who is happy to forego extra living space to live near the city centre.

Measuring 48sq m (517sq ft), with a C2 Ber, the home is completely turnkey, with a bright living/dining/kitchen space; the kitchen has modern white high-gloss units. The bedroom is a good-sized double and there is also a generous storage room, utility space and a bathroom with full-sized bath.

The Garden House is an attractive development with communal gardens and underground parking; yearly management fees are €1,195 a year.

This well-located apartment is on the market through Owen Reilly estate agents, seeking €270,000.

**17 Oaklands Park,
Ballyjamesduff, Co Cavan**

This four/five-bedroom semi-detached property offers

**44 An TSeán Dún, Tulla Road,
Ennis, Co Clare****25 The Garden House, Waterfall
Avenue, Dublin 3****10 Millfield Manor,
Newbridge, Co Kildare****17 Oaklands Park,
Ballyjamesduff, Co Cavan**

a lot of space for your money in Ballyjamesduff, Co Cavan, extending to 139sq m (1,496sq ft), with a C3 Ber. It is now on the market seeking €260,000 through Smith Property.

The livingroom to the front opens into the eat-in kitchen through double doors. The kitchen is fresh with white wooden units and a breakfast bar. There is also a WC and large utility room with pink cupboards and patterned tiles underfoot, likely to brighten up the mundane task of doing the laundry. There is a second reception room on this floor which can be used as an office or living space, or indeed a fifth bedroom.

The rest of the bedrooms and the main bathroom are up-

stairs, the main bedroom is ensuite. The back garden is a good size with a lawn and a patio area laid in loose stones.

**10 Millfield Manor, Newbridge,
Co Kildare**

This three-bedroom terraced property in Newbridge, Co Kildare, extending to 95sq m (1,023sq ft), comes to the market in good condition.

The property is a 15-minute walk from the plentiful amenities of the town centre, including Whitewater shopping centre and Odeon cinema. There are regular bus services from the town to Naas and Dublin city centre, and rail services at Newbridge train station.

This home consists of a living area to the front of the ground

floor flowing into a dining area looking on to the back garden, which is low maintenance, with loose stones underfoot and a decorative patio. The kitchen is to the right of the dining space; the wooden units are a little dated here and could do with an upgrade.

Upstairs there are two double bedrooms, the main is ensuite, along with a single bedroom and a bathroom. The property has a C Ber and double-glazed windows.

Number 10 Millfield Manor is likely to suit someone looking for a move-in-ready home in the vibrant town close to the M7.

It is now on the market through Ray Cooke Auctioneers, seeking €260,000.

Dublin 7 €795,000

Refurbished period terrace

**48 Aughrim St,
Stoneybatter,
Dublin 7****Description:** B3-rated three-bedroom property is in turnkey condition with charming original features
Agent: Sherry FitzGerald

JESSICA DOYLE

A short walk from the popular cafes, pubs and restaurants of Stoneybatter in Dublin 7 sits 48 Aughrim Street on a terrace of elegant period homes. Built in 1843, the house was previously known by locals for being home to the local parish priest – the Church of the Holy Family sits further up the street – before being bought in 2015 by its current owners and given a new lease of life.

The owners bought the house for €402,500 in 2015, according to the Property Price Register, when the property still included a portion of land at the rear of the garden which is not included in the current sale; it is set to be developed as a two-storey mews facing on to Lucky Lane beyond the new rear boundary wall.

Before they moved in, the owners set about a full-scale renovation – including re-plumbing, rewiring, and adding a two-storey extension to the rear – to create a stylish three-bedroom home with many charming period features. Impressively, for a property of its vintage, the home has a B3 Ber rating which was achieved in part by using sheep-wool insulation wherever possible in the walls and under the floorboards, the owner says.

The now three-bedroom property, extending to 140sq m (1,507sq ft), is set well back from the road, sharing a front gate with its neighbour. The original front door has been restored, with a fanlight overhead, flooding the entrance hallway with light. The hall offers an array of period features from elaborate ceiling coving to restored dark-oak floors underfoot.

Two interconnecting reception rooms lie to the left of the hallway. The front room is used as a diningroom with a decorative ceiling rose over-



head and that rich, dark wood on the floor. The owners had large sash windows reinstated.

A railway sleeper forms an attractive mantelpiece above the wood-burning stove, and these were also used to create a built-in bookshelf in the living space in the second reception room, which faces out to the back garden.

The kitchen-diner to the rear of the property was extended in 2015 – part of a two-storey extension – and features light-grey wooden units, granite worktops and dark laminate-wood floors; the room gets plenty of light from a big window over the sink and French doors out to the back garden.

The owner asked the builders to leave the stone wall at the dining area exposed during renovations, and it is now a gorgeous, rustic feature. There is a large cupboard beside the entrance to the kitchen which houses the washing machine and a pantry space off the dining area. There is also a WC built into the understairs space.

It took a while to tame the once overgrown back garden, the owner says, but it is now incredibly neat with extensive paving, a lawn and shrubs around the perimeter.

Upstairs, the main bedroom occupies the entire front of the floor, with two sash windows providing plenty of light. The

room benefits from built-in wardrobes, high ceilings, coving and restored wooden floors. Up a short flight of stairs in the landing is a wetroom, which functions as an ensuite for the main bedroom.

The second bedroom is a good-sized double, as is the third double bedroom in the rear extension. The main bathroom has a free-standing bath and white metro tiles on the wall.

This home is likely to entice a buyer looking to live in a charming period home in one of the city's most vibrant locations. The owners have placed 48 Aughrim Street on the market through Sherry FitzGerald, seeking €795,000.