



Baggot Street, where the two apartments are for sale, is close to Government Buildings and a few minutes' walk from St Stephen's Green; kitchen in the open-plan living/dining/kitchen area in Apartment 5 and living room/kitchen area in Apartment 2

Spoiled for choice: two high-end apartments in Georgian townhouse

Two wonderful properties come to market at 17a Baggot Street Lower, slap bang in the middle of Dublin

TINA-MARIE O'NEILL

City slickers on the prowl for an upmarket crash-pad in the heart of Dublin 2 are in luck. Dublin estate agency Owen Reilly has two stunners for sale at 17a

Baggot Street Lower, a scheme of six high-end apartments in a protected Georgian building which dates from 1780 and retains many of its original features alongside 21st century comforts. Features include 12-foot ceilings, restored sash windows and intricate plasterwork details. The

sensitively refurbished building is a two-minute walk from Government Buildings and about three minutes from St Stephen's Green, ranked last week as one of the top ten tranquil locations across the globe by SpaSeekers.com. Apartment 2, which is asking €475,000, extends to 56 square metres on the Piano Nobile – or main floor of the building. The one-bedroom unit is dual aspect and has an entrance hall, impressive living/dining/kitchen area with an original marble man-

tepiece, original mouldings and a dark grey kitchen with quartz worktops and Neff appliances. The generous double bedroom also has a marble fireplace and a well appointed shower room. No 2 has residential disc parking subject to Dublin City Council approval. It has no rent cap and an approximate rental value of about €2,800 per month, according to the agent. An annual service charge of about €3,000 applies. Apartment 5 is a two-bedroom unit situated on the second floor



The stylish living area in Apartment 5 on Baggot Street Lower, with its contemporary kitchen to the left

and extending to 90 square metres. Also dual aspect, it features an entrance hall with a utility cupboard with a Zanussi washer/dryer and immersion, a generous

open-plan living/dining/kitchen area with a deep bow window and a similar contemporary kitchen to No 2. Its main bedroom is excep-

Apartments 2 & 5, 17a Baggot Street Lower, Dublin 2

Price: €475,000 and €670,000 respectively

BER: exempt

Beds: one and two

Agent: Owen Reilly at 01-6777100

tionally large. There is also a well appointed shower room with Villeroy & Boch fittings. The asking price is €670,000. Local city centre amenities include bars, cafés, restaurants, a host of cultural landmarks, art galleries, theatres and Grafton Street, as well as Trinity College and the Royal College of Surgeons. The area is well serviced by regular bus routes and with the Dart close by at Pearse Street. For more information contact the agent at 01-6777100.

A-rated family homes with generous gardens hit market

TINA-MARIE O'NEILL

Buyers in the market for an A-rated new-build home in north Co Wicklow should make haste to Littlebrook on Chapel Road, Delgany, this weekend where Sherry FitzGerald New Homes is launching a new release of 14 three and four-bedroom homes by local builder, Lowick Homes.



The exterior, above, and the kitchen below in the new four-bedroom homes



Littlebrook is a new development of 99 houses, nestled in a valley between Delgany and Greystones villages. Designed by Wicklow-based Eoin J Carroll Architects, the homes available in this phase range from 120 square metres for the three-bedroom Sorrell houses, which are priced from €575,000.

The 135 square metre, four-bedroom, semi-detached Bramble houses cost from €675,000; while the 132 square metre, four-bedroom, detached Charlock houses are priced from €710,000.

Lowick Developments, trading as Lowick Homes is owned by local businessman, Ronan O'Caomh with Gary Talbot, formerly of Ardstone Developments, as managing director. Littlebrook is Lowick's first and perhaps only development.

The homes are built with insulated concrete formwork (ICF) and, as well as the latest in A-rated fitted systems,

each home in this phase has a generously sized rear private garden.

Inside, contemporary kitchens are supplied by Gallagher Kitchens, and feature composite quartz worktops and a range of fitted and integrated appliances.

Gallagher Kitchens also supplied the fitted wardrobes in all bedrooms. Bathrooms and en suites are tastefully floor tiled/part wall tiled and fitted with high-quality sanitary ware by Sonas.

Littlebrook is located just 1km (less than a ten-minute walk) from Delgany village and less than 3km from Greystones (about a 20-minute walk), with their wealth of eateries, shops, amenities, schools, sports facilities and transport systems, including the Dart, Aircoach and easy access to the N11/M11/M50 corridor.

Littlebrook has open viewings this weekend on Saturday and Sunday from 11am to 1pm.



The open-plan living area of the penthouse. Right: an extensive wraparound terrace surrounds the apartment. Below: the exterior of Thornhill Oaks



Mount Merrion penthouse offers height of energy-efficient luxury and Dublin Bay views

TINA-MARIE O'NEILL

Buyers looking to live it up a little in south Co Dublin might consider the penthouse at Thornhill Oaks in Mount Merrion, new to market with Frank McSharry of Lisney Sotheby's new homes division. Built by Oak View on the grounds of Thornhill House at Cherrygarth, which is just off the popular Trees Road, the scheme of luxury houses and apartments are built around a 250-year-old oak tree and enjoy panoramic views of Dublin Bay from their elevated site.

The lofty penthouse apartment extends to a roomy 183

39, the Penthouse, Thornhill Oaks, Mount Merrion, south Co Dublin

Price: €1.95m

BER: A2

Beds: 3

Agent: Lisney Sotheby's International Realty at 01-6382704

square metres internally. It has three large double bedrooms and a generous open-plan living/dining area, with all rooms leading out to an extensive private wraparound

terrace which surrounds the penthouse in all directions. Fixtures include a Kube kitchen, Smeg appliances, and custom-designed glazing throughout the property.

Some 37 of the 39 apartments within the scheme are now sold and the majority of new residents have moved in.

"This development has been particularly attractive to the downsizing buyer demographic, with many buyers having sold family homes in the likes of Mount Merrion, Blackrock, and Foxrock before moving to these luxurious and energy-efficient new apartments," said McSharry.

The agent advised that there were also a number of three- and four-bedroom



houses currently under construction, but only a limited number of four-bedroom homes remained available. Prices for these range from €1.375 million to €1.4 million. Thornhill House itself (a

listed building which was the home of PV Doyle and family) will be brought to the market as an individual dwelling later this year.

The penthouse is available to view by appointment.



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