

Dublin 4 €2.35m

Bygone grandeur on Wellington Road

Elegant interiors and period features create a classic home in heart of Ballsbridge

3 Wellington Road, Ballsbridge, Dublin 4

Description: Two-storey-over-basement property, extending to 274sq m, within walking distance of the city centre, Herbert Park and the Aviva Stadium
Agent: Owen Reilly

MIRIAM MULCAHY

Sidney Herbert was managing the family estate for his elder half-brother, Robert, the 12th Earl of Pembroke who was living in exile in Paris, when he granted a lease on a plot of land on Wellington Road to Brett Smith for 150 years.

The lease came with instructions to build a "good and substantial dwelling of the best materials, well roofed and covered with slates".

Smith ably completed the terms of the lease, building two houses: number 3 and number 5. Number 3 is an elegant early-Victorian full of period features and details that were protected and valued by the house's six different owners, over 165 years.

After they bought it in 1974, Margaret and Robert Myerscough undertook a substantial restoration of the house. They then put it back on the market in 1977, and it sold at auction to the current owners.

Now the two-storey-over-basement Ber-exempt property, extending to 274sq m (2,949sq ft), is being brought to market by Owen Reilly estate agents, seeking €2.35 million.

Located at the Pembroke Road end of Wellington Road and around the corner from Baggot Street, the property sits at the end of a long front driveway and garden, behind wrought-iron railings and gates that afford both privacy and off-street parking.

The four-bedroom townhouse has a beautiful entrance hall with interconnecting re-



ception rooms to the right. Both the drawingroom and sittingroom have exquisite original Adam fireplaces, one with a carved frieze depicting ancient Roman-type scenes. Original six-over-six sash windows create a dual-aspect when the dividing doors are opened and all shutters, cornicing and ceiling roses are original. Even though the house is just off Baggot Street, the reception rooms are tranquil and quiet. The sitting-room overlooks the south-west-facing garden and has lovely views.



A short flight of steps descends to the kitchen, with cream timber units, black granite countertops and a large, triple-oven range cooker. Just outside the kitchen is a raised patio, a perfect place to catch the evening sun and steps lead down into the garden, which is beautifully planted.

A series of arches in the hall are echoed by a dome light hovering over the first return that has a bathroom that will need updating and another shower room. On the first floor are two bedrooms with high ceilings.

The principal bedroom is lovely with double sash windows pouring light into the grand room which has a fireplace. Next door is another bedroom with tall built-in wardrobes and though new owners will probably take them out, they possess a charm that is entirely their own.

A simple alteration to the stairs leading to the basement from the hall would reintegrate this level into the rest of the house.

The ceiling heights here are considerably lower, reflecting

their origin as the quarters of household staff. There is a gallery kitchen, two sittingrooms, a bedroom and a bathroom, with a door at the back opening into the garden.

Situated in the heart of Dublin 4 and within walking distance of the city centre, the RDS, the Aviva Stadium and Herbert Park, 3 Wellington Road is sure to attract plenty of interest from well-heeled buyers who will either be perfectly content with its existing grandeur or start the house on its next restoration project.



Four homes under €300,000



Oakwood Cottage, Coastguard Cottages, Derrymore West, Tralee, Co Kerry



22 Glenside, Ballycarnane Woods, Tramore, Co Waterford



8 Chapelizod Court, Chapelizod, Dublin 20



9 Liam Mellow Terrace, Bohermore, Galway

Jessica Doyle

Oakwood Cottage, Coastguard Cottages, Derrymore West, Tralee, Co Kerry

For those looking for a home offering peace and quiet, this quaint cottage in Derrymore West could be just the ticket. In turnkey condition following a 2006 renovation, the C-rated three-bed has Derrymore beach on its doorstep and sea views from the front of the property; it is also close to Camp village and is just a 15-minute drive from Tralee.

You enter the cottage into the living area which has a high ceiling accommodating a mezzanine. Here there is an exposed-brick hearth, a wood-burning stove and a bookshelf

built into the nook under the stairs, all adding to that cosy-cottage feel. The kitchen-diner to the rear is a decent size with cream units, a wood-burning stove in the dining area and a cushioned window seat. There are three double bedrooms, two of which are on the mezzanine level.

This charming home in an idyllic location is on the market through Sherry FitzGerald Stephenson Crean, seeking €295,000.

8 Chapelizod Court, Chapelizod, Dublin 20

Although quite small, extending to 55sq m (592sq ft), this two-bedroom semidetached home in Chapelizod offers a rare prospect: an own-door home close to the city centre priced

below €300,000. The property is also in good condition, however, the Ber is a lowly E grade, which a prospective buyer will need to address.

The living area on the ground floor is bright, with space for a dining table. The compromise, in terms of space, was made with the kitchen, which is a small but functional galley. Upstairs the main bedroom is a good size while the second bedroom is quite small and would work as a small child's room or an office. Number 8 Chapelizod Court is on the market through Ray Cooke Auctioneers, seeking €295,000.

9 Liam Mellow Terrace, Bohermore, Galway

This three-bed terraced property on Bohermore, less than a 15-minute

walk from Eyre Square in Galway city, offers more than meets the eye. Having been renovated and extended, the home is in turnkey condition with two doubles and a single bedroom, and three bathrooms.

The property also has a modern kitchen, off-street parking and a huge back garden. New owners even have the opportunity to extend further to the rear in the future, subject to planning permission. It does have a low E Ber, however, which a prospective buyer will want to address. This well-located, move-in-ready home is for sale through Colleran Auctioneers, seeking €300,000.

22 Glenside, Ballycarnane Woods, Tramore, Co Waterford

This three-bedroom semidetached

home comes to the market with a lovely, fresh interior in the seaside town of Tramore.

It's a good size, extending to 102sq m (1,098sq ft), and has a B3 Ber. Built in 2005, it has a sunny south-facing back garden and off-street parking to the front.

The property consists of a living-room to the front of the ground floor with a kitchen-diner to the rear. The kitchen opens up to the back garden through French doors.

The garden is extremely low maintenance, laid out in patio. There is also a guest toilet.

Upstairs, the bedrooms are a good size and the main bedroom is en suite. This attractive home is on the market through Property Partners Barry Herterich, seeking €295,000.

Town&Country
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€395,000

Town



Address: 32 Nicholas Street, Cork City
Agent: Sherry FitzGerald Cork

Dating from the 1800s, this charming cut-stone Georgian townhouse lies over three levels and has a storeroom in the basement. Extending to 169sq m (1,819sq ft), it has three bedrooms and a fully enclosed west-facing back garden that is accessed by large patio doors. It is conveniently located near South Mall and Patrick Street, so negates the need for a car in the city.



: The property has a garden in the city



Ber of D1 will need addressing

Country



Address: Hadwell, Aghada, Co Cork
Agent: Hegarty Properties

Situated between the villages of Whitegate and Aghada, this four-bedroom house extends to 125sq m (269sq ft) and lies on a 0.24-hectare (0.6 acre) site. Constructed in 1988, it sits on an elevated site overlooking the harbour and will need updating as the Ber is D2. However, it is the location close to an array of beaches and Trabolgan Holiday Village, in addition to its panoramic maritime views, that will attract buyers.



A good-sized garden with super views



Ber of D2 will need addressing