

Co Wicklow €1.75m

Where luxury is par for the course

Four-bedroom property sits within the curtilage of Killincarrig Manor, overlooking the 18th fairway at Greystones Golf Club

Evergreen, Farm Lane, The Burnaby, Greystones, Co Wicklow

Description: The house may be nestled down a quiet lane, but it's just a 10-minute walk from Greystones
Agent: McGovern Estates

KEVIN COURTNEY

It's a good thing that the owners of Evergreen, an impressive designer house in Greystones, Co Wicklow, enjoy playing golf. The four-bedroom house is in an enviable location, within the curtilage of the restored Killincarrig Manor, once owned by the town's famed Burnaby family, and overlooking the 18th fairway and green at Greystones Golf Club. The house practically sits on the course; golfers pass through Farm Lane on their way from the ninth to the 10th hole, but there's no danger of stray golf balls hitting the tall, commanding arched windows, as a large green space on the estate provides a buffer zone between the house and the fairway.

The owners of Evergreen are an Irish couple who lived in the US for many years, raising their family just outside Boston. They've been dividing their time on both sides of the Atlantic, but now they're planning to spend more time in the US and have decided to sell this superb 312.2sq m (3,360sq ft) B3-rated home and perhaps look for something smaller and more manageable in Dublin as a bolt-hole. Evergreen is for sale through McGovern Estates asking €1.75 million, and we have it on good authority that prospective new owners would be looked favourably upon for membership to Greystones Golf Club.

The house blends contemporary with classic, somewhat mirroring the manor house nearby. As you enter through the Georgian-style front door and along the Travertine-tiled floor of the entrance lobby, you'll feel an initial confusion, as stairs and entryways seem to play out in different directions and levels. On the middle level, take a left and you're into an open reception room, a large L-shaped affair, with a



Travertine-tiled floor, dual-height ceiling, large pendant chandelier and double-height arched windows. The room also has its own 19th hole: a fully fitted drinks bar with a draught beer tap and two wine coolers. There's also a Bose integrated sound system and it's no surprise that this room has seen many a party get started. Many of the other rooms boast the Bose system, so you're never too far from your favourite sounds.

A short flight of steps leads up to a huge kitchen-dining-room area which was fully refurbished in 2022, and features a Newcastle Design kitchen with bespoke cabinetry and Silstone Calacatta gold countertops. There's a large island unit with a solid-oak wood countertop, a five-ring gas hob with canopy extractor hood, new integrated appliances and a wine cooler. Pendant and chandelier lighting add a luxe sheen and dual-aspect windows with plantation shutters bring in lots of light. Double-height arched windows with French doors lead out to a lovely south-facing balcony giving great views over the golf course and the tree-lined Co Wicklow landscape.



From the kitchen-dining-room, a set of stairs leads up to a large office/reception room, which used to be two small rooms, but has been turned into one large and versatile space with engineered oak wood floor.

This can be used as anything from a home gym to an office to a kids' den.

From the hallway, a short flight of steps leads up to the formal livingroom, which has an engineered oak wood floor and bespoke bookcases. The bookcases bookend a handsome pol-



ished stone open fireplace, and double-height windows run across the width of the room, with French doors leading out to a big balcony overlooking the golf course. A spiral staircase used to stand in the corner, leading up to the main bedroom suite, but the owners replaced it with a regular staircase, leaving a supporting beam which is now a quirky architectural feature in its own right.

The main bedroom suite has dual-height ceilings and double-height windows, with French doors leading out to a private terrace. There's a large en suite wet room which was renovated only last year, with a mosaic tiled floor, a rainwater shower and a glazed shower panel. There's also a large walk-in wardrobe with bespoke floor-to-ceiling storage units.

The other three bedrooms sit downstairs at garden level, all with picture windows looking out to the golf course. Bedroom two has both an en suite and walk-in wardrobe, and bedroom four also has an en suite. The family bathroom is also on this level.

There's a guest WC with feature wallpaper just off the entrance lobby, and also a handy boot room with bespoke units. The room is plumbed for a washer and dryer, and the central heating thermostat is also here. On the garden level is a linen room where the hot water cylinder sits, and there's more storage under the stairs in the livingroom.

Outside there's parking for several cars on the drive, and there are also two granite-built outbuildings, one of which is a handy garage/storage unit for golf clubs and golf trolleys, the other a fully fitted-out studio flat, with a kitchen, bathroom and livingroom. There's a large outdoor patio/terrace to the side of the house for alfresco dining, and there may be scope to build stone steps to join this terrace with the kitchen should you so wish.

The house may be nestled down a quiet lane, but it's just a 10-minute walk from Greystones, which won an international liveable communities award from LivCom in 2021, its second time scooping the accolade.

Greystones is well served with restaurants, cafes, parks and seafront amenities, and the Dart gets you to Bray and Dublin city centre with ease. The N11 is a five-minute drive away.

Take 5 for €175,000
By Elizabeth Birdthistle

This former chapel on Green Street in Birr, Co Offaly, has been converted into a one-bedroom unit. Extending to 63sq m (678sq ft), it has an open-plan kitchen/diningroom with a gallery overhead. The property may qualify for the vacant home grant, the agent says. Price: €175,000. Agent: dng.ie



Sweden Värmland



Dating from 2009, this three-bedroom log cabin extends to 86sq m (926sq ft) with views of the water and surrounding forest. The all-wood interiors have a large

handmade stove in its entrance hall and the house has new sewers. A large balcony is accessed from the livingroom. Price: SEK2m/€172,451. Agent: fastighetsbyran.com

Thailand Jomtien



Facing Jomtien beach, known for its water sports and festivals, this two-bedroom apartment lies on the 20th floor of a complex constructed in 2008. Renovated in 2018 by owners with a penchant for carmine, the 86sq m (926sq ft) unit has a

balcony with views to the sea. Communal facilities include a swimming pool and gym. There are a selection of cafes and bars nearby. It is a three-minute walk to the airport bus station for Bangkok. Price: €175,000. Agent: thaiproperty1.com

Spain Gran Canaria



Perched in the hills about 35 minutes from the coast for sea swims, this three-bedroom 100sq m (1,076sq ft) house has super views of the Soria reservoir and Arguineguin ravine. Lying on four acres, it is within walking distance to the village of Soria, which has a shop, restaurant and bakery, and comes fully furnished. Price: €175,000. Agent: inmobiliaria-roca.com

Argentina Buenos Aires



Located in the Palacio Cabrera, this one-bedroom apartment extends to 50sq m (538sq ft) in the unique development showcasing the buildings' rich heritage. With stunning

courtyard views, the unit, which has contemporary decor, benefits from communal patios, a pool and sun terrace. Price: \$179,000/€168,841. Agent: sothebysrealty.com

Dublin 6 €750,000

Smart split-level mews in Ranelagh

The Mews, Rere of 47 Dunville Avenue, Ranelagh, Dublin 6

Description: A-rated home nestled in behind Dunville Avenue was designed by Tyndall Architects
Agent: Owen Reilly

MIRIAM MULCAHY

This split-level mews nestled in behind Dunville Avenue in Ranelagh is a compact, stylish home, designed by Tyndall Architects. A gated yard gives access to the front door, opening on to a short flight of steps that descends to the smart living area.

Insulated throughout, the 102sq m (1,097sq ft) property has an A2 Ber rating. The engineered floors in the living/kitchen area are chevron-style parquet oak with underfloor heating. The mews

has barely been lived in since it was built, and is in immaculate condition.

In the open-plan kitchen/living/diningroom, the kitchen cabinets are painted a warm teal blue with white Corian counters. All appliances, such as the Whirlpool ovens and hob, are included in the sale. There's a small utility space beside the dining area with a washing machine and dryer and a plant room behind it.

Double doors open on to a yard that has all the hard landscaping in place; this could be transformed into a green oasis with some judicious planting. With gravel and patio, painted walls and a bed for planting already in place, it will make an ideal spot for entertaining.

Although the property is north-facing, extensive use of light wells in every room make up for its orientation, and clever lighting adds to its bright feel.

The property is on the market through Owen Reilly Es-



tate Agents, seeking €750,000.

Going back up the steps, a long, oak-floored corridor has two bathrooms opening from it, the first a stylish guest WC with art-deco-style wall lights and fittings, and the main bathroom is entirely clad in marble-effect ceramic tiles, making for a luxurious finish. The shower enclosure is large with a rainfall shower.

At the end of the corridor are two bedrooms, and here the seamless integration between inside and out continues with the main bedroom and the second bedroom both having double doors that open on to an internal courtyard. This is a pretty, south-facing space, with timber-clad walls and a patio.

All it requires is some plants in pots and seating to create a lovely outdoor spot for morning coffees.

The main bedroom has twin built-in wardrobes, and another door opening on to a deck

suspended over the town garden, making it dual aspect. Light wells here and in the second bedroom create a sense of clarity and space. The second bedroom has fitted wardrobes and a small window looking out on to the entrance patio.

All the double-glazed windows and doors have sage-green frames that add to the attraction and style of the outdoor spaces.

This property is heavy on clever design details, and every finish has been carefully considered, resulting in a home in walk-in condition. The mews is just behind Dunville Avenue, with its string of high-end grocery shops and cafes, including Morton's, and it's a five-minute walk to the Beechwood Luas stop.

There is residential disc parking available on Killeen Road. It is equidistant from the villages of Ranelagh and Rathmines, with the local parks of Palmerstown and Belgrave Square close by.

Around The Block

Lansdowne Place

€7m penthouse sets record for most expensive apartment sold in Ireland

RONALD QUINLAN

Having already set the record in December 2021 for the most valuable transaction to have ever taken place in the Irish apartment market with the €6.5 million sale of one of its penthouses, Lansdowne Place has set the bar even higher following the recent completion of a €7 million deal.

While the high-end residential scheme includes pop star Rod Stewart and former Republic of Ireland and Manchester United captain Roy Keane among its owners, the buyer of its most-expensive

unit, number 24, The Burbridge, is understood to be a private Irish businessperson.

The sale of the 3,454sq ft penthouse, which is complemented by a 1,879sq ft roof terrace and a 189sq ft roof pod, was completed on September 5th last according to the latest returns on the Property Price Register. While the transaction is accorded a lower value of €6,167,400 on the register, that figure does not take account of the 13.5 per cent VAT rate applied to new-build properties. The price paid for the property once VAT is included comes to €6,999,999.



Located on the seventh floor of the scheme, number 24, The Burbridge, extends across a total area of 5,522sq ft and comprises three bedrooms with en suite bathrooms and walk-in wardrobes, a powder room, living/dining area, lounge, kitchen and a laundry room. Developed by Joe O'Reilly's Chartered Land on the site of the former Jurys and Berkeley Court Hotel in Ballsbridge, Dublin 4,

Lansdowne Place, and more particularly its success, will be seen by some as the fulfillment of Sean Dunne's original boom-era vision for the site as an exclusive, concierge-serviced enclave comparable to those found in cities such as London and New York. Quite apart from the quality of its accommodation, the Dublin 4 scheme offers residents extensive private amenities on site. Liam Guerin, head of

concierge services for the scheme, oversees a 24-hour guest service to cater for residents' every whim.

Owners and occupiers at Lansdowne Place have access to a fitness suite, wellness centre and treatment rooms. Further amenities include a morning lounge with coffee, pastries and papers, a more formal lounge for meetings, in addition to a meeting room that can also be used as a dining space for larger dinner parties – with a separate kitchen for caterers.

In a nod to the site's historic use as the location for Trinity College's Botanic Gardens, the outdoor spaces incorporate a private botanic garden of their own. Lansdowne Place is, to this day, bounded by the original wrought-iron Richard Turner railings that surrounded Trinity's gardens for more than 100 years.

Two up...

+€25,000

Grangeclare West, Kilmagee, Co Kildare – four-bed detached bungalow – up €25,000 (5.9 per cent) from €425,000 to €450,000 on Friday

+€10,000

39 The Maples, Bettystown, Co Meath – four-bed detached house – up €10,000 (2.2 per cent) from €465,000 to €475,000 on Wednesday Friday

Two down...

-€100,000

Correen, 132 Dublin Road, Sutton, Dublin 13 – five-bed detached house – down €100,000 (5.1 per cent) from €1.95m to €1.85m on Thursday

-€90,000

Island View, Garranagoleen, Clonakilly, Co Cork – five-bed detached house – down €90,000 (10.2 per cent) from €885,000 to €795,000 on Thursday

Source: myhome.ie

What can we do about service station spotlights pointing at our home? Page 9

