

Dublin 2 €1.95m

# Grafton Street penthouse with view of Trinity and bath in the bedroom

City centre duplex apartment has two big bedrooms and a living area and terraces perfect for parties

**The Penthouse, 116 Grafton Street, South City Centre, Dublin 2**

**Description:** The living space is bright and open plan, book ended by two terraces  
**Agent:** Lisney Sotheby's International Realty

JESSICA DOYLE

Whenever you see a student or someone in low-paid employment depicted living in a great, city-centre apartment on TV – Monica's apartment in Friends is a classic example – you can take it for granted that the writers stretched their poetic licence regarding what their character could realistically afford. That has in fact been the case when it comes to the penthouse duplex apartment at 116 Grafton Street, which was bought two years ago by a New Yorker studying at Trinity College Dublin – for €1.6 million, according to the Property Price Register – making it the ultimate high-end student pad most of us could have only dreamed of over a lacklustre Pot Noodle.

Floor-to-ceiling windows from the property look right across to the entrance of Trinity, meaning the current owner did not have to walk too far to lectures. Unless another deep-pocketed scholar comes along, it is likely this property will be bought by an overseas buyer as a Dublin bolthole; the majority of inquiries so far have been from such people, according to Louise Kenny, the selling agent for Lisney Sotheby's International Realty.

**Open plan**

Accessed from a door beside the Lush Cosmetics shop front on Grafton Street, the first cool feature about the penthouse is that it is accessed from a lift that can open to the lower floor, to the bedrooms, or the top floor, directly into the living space. The top floor is bright and open plan, book ended by two outdoor terraces. The kitchen is in the centre of the space, with wooden units, stainless-steel countertops and a large rectangular roof light overhead. An inset is cut out of the kitchen splashback so you can gaze out at the comings



and goings at Trinity as you whip up a meal.

Toward the rear of the floor is a breakfast bar against the wall, made from a mahogany railway sleeper with industrial-style pipes as brackets. There is also a guest WC here. A rear terrace, where the decking needs some repairing in places, is a nice spot for a barbecue with views of the Spire and the northside of the city. To the



front of the floor is the bright living area, which opens on to a second terrace overlooking Grafton Street that has faux grass underfoot and ornate columns of the building's facade. It has to be said, the layout of the home would entice the most curmudgeonly of residents to throw a massive party.

If you do not fancy taking the lift, there are stairs behind the kitchen leading to the lower

floor. The main bedroom is a huge space to the front with a romantic arched sash window out to the front and a smaller window to the side, so you can still keep an eye on Trinity. There are wooden floors underfoot and high ceilings making the space feel huge. There is a big en suite shower room, with marble-effect tiles throughout, and a dressing area with built-in storage.

**Free-standing bath**

The second bedroom to the rear is also en suite and has a small balcony to the rear which would look great filled with plants. On top of the en suite shower room there is a free-standing bath in the bedroom, so those who fancy watching a crime drama while having a soak are well catered for.

Extending to 168sq m (1,808sq ft) with a CI Ber, this high-end offering on Dublin's premier shopping street is on the market through Lisney Sotheby's International Realty, seeking €1.95 million.

Take 5 for €260,000  
By Elizabeth Birdthistle

Located in Macroom and known locally as The Stonehouse, this three-bedroom 98sq m traditional farmhouse lies at the end of a daffodil-lined driveway. Standing on a 1.2-acre site, the house, which has a C2 energy rating, comes with a number of outbuildings that have numerous uses and potential. Price: €260,000. Agent: klynchuctioneers.ie



**France Beauvais**

Dating from the 1930s, this four-bedroom house extends to 140sq m. It has some super period details in the form of panelling and a huge fireplace, now home to a stove. There's a cellar, a 20sq m terrace and a completely private courtyard in the centre of the French market town. The property is located close to the train station and a host of amenities. Price: €260,000. Agent: idimmo.net



**Spain Ibiza**



Extending to just 35sq m, this studio apartment has stunning views over the bay of Cala Llonga. Located in Santa Eulalia, known for its tranquillity, the small but functional unit

overlooks the water and beach. It has a built-in double bed, discrete storage solutions and a balcony from which to enjoy the sunset. Price: €270,000. Agent: spotblue.com

**Costa Rica San José**



This contemporary condominium extends to 210sq m with clean modern lines in its overall architectural design. With three bedrooms, the unit has a terrace, patio and car parking

for two vehicles, in addition to communal facilities that include a barbecue area and a swimming pool. Price: \$280,000/€256,104. Agent: sothebysrealty.com

**England Surrey**



This 70-foot wide-beam live-aboard barge has incredible interiors, ones that you would associate more with a high-end apartment. Constructed in 2021, it sleeps four

between two cabins with a shared bathroom. It has a wraparound stern allowing an al fresco dining. Price: €230,000/€265,280. Agent: apolloduck.eu

## Our favourite homes of 2023

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High in one corner of the of the steeply sloping garden is a wood-fired sauna; a door halfway up the garden's side wall opens on to the right of way that leads up from Torca Road on to Dalkey Hill. IO House – the name is Greek and also the name of a moon – is a 274 q m (2,950sq ft) detached four-bed, with potential for a fifth bedroom.  
**FRANCES O'ROURKE**

**Tornant House, Tornant Upper, Dunlavin, Co Wicklow**  
**Status:** Gone sale agreed having been launched to the market in May, seeking €950,000.  
**Agent:** Knight Frank  
When I interviewed the owner of Tornant House she said her nephew describes the place as "magic". To have impressed a five-year-old that much you know the place is really special, in days where technology seems to have that age group somewhat zombified.

Lying at the end of cypress-lined avenue on just under seven acres surrounded by rolling hills, the lovely old house has been standing for more than 200 years. Extending to 286sq m (3,078sq ft), the heart of this home is a simple all-white kitchen with the bonus of a decent pantry. It's an all laid back affair, with not a hint of grey in sight.

Its Ber is CI, despite its age and open fires, where you'd want to sit on a cold winter night.

ELIZABETH BIRDTHISTLE

**Mulberry Manor, Rathbeggan Lane, Dunboyno, Co Meath**  
**Status:** On the market since July, seeking €2.7 million.  
**Agent:** Coonan Property  
Sometimes when viewing houses, the personality of the homeowner is as delightful as the house and this was cer-

tainly the case when I visited Mulberry Manor in Co Meath, a five-bed equestrian haven on 5½ acres. It was the tranquillity of the location, the long, bifurcated drive, the house that looked like it had been there for decades but was a relatively new build, only 20 years old.

But the interiors were old-world charm, the classic country-house feel of cream Agas and windowseats below tall sash windows, all that was missing were some black labradors. Equine prints, old maps and gilt-framed mirrors adorned the walls, the bedrooms were beautifully decorated and the bathrooms were full of clever touches and thoughtful design.

It was the effervescent personality of the owner that completely won me over, her inimitable sense of style and fun pervaded every corner of the house, it seemed tea would turn into a large G&T at the drop of a (racing) hat and it's easy to imagine the elegant ground floor rooms full of friends and family having the most wonderful time.

MIRIAM MULCAHY

**Carrickmoleen, Killiney Hill Road, Killiney, Co Dublin**  
**Status:** On the market since June, seeking €4 million.

**Agent:** Owen Reilly  
Two acres of beautifully tended gardens with trees that include a sequoia and a Monterey Cypress as well as two mahogany glasshouses rebuilt in 2018 was the standout feature of a Georgian house hidden at the end of long laneway off Killiney Hill Road, Co Dublin. Carrickmoleen, a 415sq m (4,467sq ft) two-storey five-bed built in 1810, has views from upstairs bedrooms across to Bray Head and the Sugar Loaf.

The property is not listed, but has been carefully main-



Tornant House, Dunlavin, Co Wicklow



Mulberry Manor, Dunboyno, Co Meath



Carrickmoleen, Killiney, Co Dublin



17A Lower Baggot Street, Dublin 2



7 Ailesbury Road, Ballsbridge, Dublin 4

tained by its owners, who bought it in 1978. Re-roofed in 2018, it has lots of pretty period features in airy reception rooms and a refurbished Aga in a kitchen at the back.

The property also has potential: new owners could sell roughly one acre of the lawn beyond a hedge dividing the rolling front lawn to build on it, subject to planning permission.

FRANCES O'ROURKE

**17A Lower Baggot Street, Dublin 2**  
**Status:** Five of the units in this bespoke scheme of six high-end apartments have been sold since they came to the market in April, seeking prices ranging from €425,000 to €680,000.

**Agent:** Owen Reilly  
Given their prime city-centre location in the heart of Dublin's political beltway and with prices starting from a not-unreasonable €425,000, it comes as little surprise that the cool apartments on the upper floors of this meticulous Georgian restoration have, with the exception of one remaining unit priced at €475,000, been snapped up.

Situated within a short stroll of three of the capital's best-known watering holes – namely Doherty & Nesbitt, Toner's and O'Donoghue's on nearby Merrion Row – and just around the corner from Government Buildings and Merrion Square, these bespoke properties represent the quintessential blend of old and new with contemporary furnishings, finishes and appliances sitting side by side with sensitively restored original 18th century period features including ceiling cornicing, tall sash windows and marble fireplaces. The end result is an absolute credit to the developer and to Horan Rainford Architects, who were tasked with ensuring the integrity of number 17A's

original design was retained and restored.

RONALD QUINLAN

**7 Ailesbury Road, Ballsbridge, Dublin 4**  
**Status:** For sale since November, seeking €12 million.

**Agent:** Bergins Property Consultants  
Who wouldn't want to live on leafy Ailesbury Road in Dublin 4, where every second house seems to be an embassy or a high-profile developer's palatial property? Most of us can only dream of owning a house on this street at the top end of the Monopoly board, but if you did have the readies (€12 million to be precise), then Number 7 has everything you need for elegant but practical family living.

The owners hired AOF architects to conduct an extensive renovation and refurbishment of this five-bedroom Victorian terraced home, lovingly restoring all the period features, including the intricate cornicing and coving and the gorgeous stone portico at the front entrance, and adding an amazing double-height dining-groom extension to the rear that will have you picking up the phone and inviting all the ambassadors round for a dinner party. They also added a superb glazed lobby at garden level to replace the traditional Ailesbury Road basement entrance, and built a natural self-cleaning swimming pool out of stone in the wonderful south-facing back garden.

The owners were also adamant that every inch of this 473sq m (5,092sq ft) gem would get everyday use and not be left to gather dust. The huge front study and adjoining rear drawingroom are designed for cosy, comfy family life, and with five fine bedrooms prospective future residents will be living the luxe life at this address.

KEVIN COURTNEY

Two up...

+€25,000

Clongorey Lodge, Clongorey, Newbridge, Co Kildare – four-bed detached house – up €25,000 (4 per cent) from €650,000 to €675,000 on Friday

+€75,000

18 Forest Green, Kingswood, Tallaght, Dublin 24 – two-bed bungalow – up €75,000 (23 per cent) from €325,000 to €400,000 on Monday

Two down...

-€225,000

Crannmor, Upper Glenageary Road, Glenageary, Co Dublin – six-bed detached house – down €225,000 (10.3 per cent) from €2.175 million to €1.95 million on Wednesday

-€55,000

1 Dargle Road, Blackrock, Co Dublin – five-bed semidetached house – down €55,000 (6.5 per cent) from €850,000 to €795,000 on Friday

Source: myhome.ie

Can I add insulation to outside walls of my old stone cottage?  
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