

Dublin 8 €1.25m

Architectural gem laid out as four flats

New owners will have options as the property features a commercial unit backing on to a rear lane



20 Harrington Street, Portobello, Dublin 8

Description: The property boasts lovely interiors that have changed little since the house was constructed in 1890, and would now benefit from some renovations
Agent: Owen Reilly

ELIZABETH BIRDTHISTLE

This distinctive property – located just around the corner from Camden Street in Dublin city centre – is one of four notable Edwardian houses along Harrington Street in Portobello. Numbers 17 to 20, all of which are protected structures, form a terrace on the south side of the street, just opposite the landmark St Kevin’s Church. Dating from between 1890 and 1910, these two-bay, two-storey-over-basement houses with attics have impressive oriel windows and “form an idiosyncratic group on the south side of the street”, according to the National Inventory of Architectural Heritage, adding that the properties “lend the streetscape a unique and ap-



peeling character”. As it currently stands, number 20, a pre ‘63 investment property, is laid out as four self-contained units. Three one-bedroom units lie upstairs, while the unit at basement level (with own-door access to the front underneath the granite steps) has two bedrooms and access to the back garden. The property boasts lovely interiors that have changed little since the house was constructed in 1890, and would now benefit from some renovations.



the single-storey block has double doors to a rear laneway with roller shutters. Its location, along with its distinctive architectural style – almost what you’d expect from a house in San Francisco or indeed New York – will clinch the deal for new owners. It is a 10-minute stroll to St Stephen’s Green, and just minutes’ walk from both Camden Street and Harcourt Street, where there’s access to the Luas green line. While it is currently laid out as four apartments, which estate agent Clodagh Murphy reckons could generate a total of €120,000 in annual rental income, there is potential to develop the rear into another unit (subject to planning permission), or indeed to fully reinstate the house to a very fine single family home. New owners could alternatively decide to live in the house’s basement level – with the benefit of a back garden, the shed and lane access – and rent out the three units upstairs. Either way, this property, now on the market though Owen Reilly estate agents seeking €1.25 million, is certain to generate good interest.



Co Dublin €680,000

Immaculate two-bed Sorrento Road mews

1 Sorrento Mews, Sorrento Road, Dalkey, Co Dublin

Description: Cellar adds plenty of storage space to this light-filled home close to the sea
Agent: Sherry FitzGerald

JESSICA DOYLE

The owners of 1 Sorrento Mews on this much-sought-after road in Dalkey put the work in to create an ideal downsizing offering for themselves after their children had grown up and moved out of the family home. Attracted to living close to the sea, with plenty of options for walking nearby, they bought this two-bed mews in 2012, and rented a place nearby while it underwent a renovation. Now moving to be closer to family, the owners are placing this 72sq m (775sq ft) C-rated two-bed mews on the market through Sherry FitzGerald, seeking €680,000. Number 1 Sorrento Mews was in a drab state when it was last on the market, but the current owners were inspired by its superb location; it is a six-minute walk from the well-known Finnegan’s pub in Dalkey village, five minutes from Coliemore Harbour and less than 10 minutes from the Dart station and the Vico Baths swimming spot, respectively. There are wonderful views



from the property, the owner says. From the kitchen there are views over Sorrento Road, views out to Howth from the front bedroom, and Beacon Hill can be seen from an elevated patio in the back garden. Inside the neat, and pristine white facade of number 1, the kitchen/dining room sits to the front of the ground floor with laminate cream kitchen units and a wood-effect counter and splashback – a fridge and dishwasher are integrated. Down a set of stairs from the dining area is a cellar that the owners had added during the initial renovation. It is used as a utility room and storage space, with sound- and proofing in its roof too ensure the whirring of machines doesn’t disturb any-



one in the living room above. To the rear of the ground floor, the living room is a bright space with oak wooden floors and ceiling cornicing with an inset wood-burn-

ing stove at its centre, which heats the whole house, the owner says. Sliding French doors lead to the gorgeous south-west-facing garden, from



where, the owner says, you can enjoy the sun from afternoon to evening. Landscaped by Bloom gold-medal-winner Tim Austen, the garden features ascending levels, culminating in an elevated patio to the rear. The owner has added beautiful planting throughout, including acer trees, roses, jasmine, hydrangea and bamboo. The gas storage tank and shed are concealed behind trellises.

On the landing a glazed banister was added to allow for the flow of light. The main bedroom sits to the rear of the first floor, and features frosted-glass built-in Kube wardrobes and an en suite shower room. A second good-sized double sits to the front with the same built-in wardrobes, beside which is the main shower room, which is fully tiled with a wood-effect vanity unit.

Take 5 for €145,000
By Elizabeth Birdthistle

This two-room cottage in Connemara – to be auctioned next week – has an open fireplace and lies on 9.7 hectares (24 acres) with seven beaches on the holding. With a roofless second cottage and shed, it had planning permission (since lapsed) to renovate the units into a coastal bolt-hole. Price: AMV €145,000. Agent: dng.ie



Peru Lima



Extending to 90sq m (968sq ft) this contemporary two-bedroom apartment lies within the Ocean Reef Club in San Bartolo. The principal bedroom has sea views and the unit has a laundry room, staff bedroom and a

covered car parking spot in the basement. Communal facilities include children’s and adult pools, direct beach access, a yoga room, gym, sauna and spa. Price: \$160,000/€148,806 Agent: sothebysrealty.com

France Verteuil-sur-Charente

It will be the skyline that seals the deal on this lovely four-bedroom village house. Overlooking weathered terracotta rooflines, there is also a view of the village chateau complete with capped turrets. It has simple rustic charm, with burnt-sienna tiling, open fireplaces and a super outside oven. Price: €145,000 Agent: tic-ruffec.com



Italy Cisternino



This quite amazing property is a trullo; a traditional Apulian dry stone house in need of renovation. Dating from the 1800s, it has nine conical roofs, giving amazing interior spaces. There

is also an ancient oven and ancillary buildings and the property is surrounded by cherry and olive trees. Price: €139,000 Agent: camillas.com

Canada Lac Bouchette



If you are in need of a complete getaway, this holding consists of a chalet dating from 1975 and a 42ft trailer providing a four-bedroom, three-bathroom

unit that sits on a 2-acre site. It also has a jetty to its own private lake – which can be stocked. Price: CA\$229,000/€157,600 Agent: sothebysrealty.ca

Two up...

+€50,000

29 Dundela Avenue, Sandy-cove, Co Dublin – three-bed detached house – up €50,000 (5.4 per cent) from €925,000 to €975,000 on Monday

+€25,000

109 The Walled Gardens, Castletown, Celbridge, Co Kildare – three-bed semidetached house – up €25,000 (8.2 per cent) from €305,000 to €330,000 on Friday

Two down...

-€45,000

32 Obelisk Walk, Blackrock, Co Dublin – four-bed detached house – down €45,000 (5.8 per cent) from €779,950 to €734,950 on Monday

-€45,000

Hadleigh, Kilmurray, Gorey, Co Wexford – four-bed detached house – down €45,000 (5 per cent) from €895,000 to €850,000 on Friday

Source: myhome.ie



My neighbour has cut down my trees. What can I do? Page 7

