

Dublin 6 €3.75m

Period-style detached seven-bed

House offers a number of surprises such as an atrium diningroom, a sauna and a temperature-controlled wine cellar

The Gables, Oaklands Drive, Rathgar, Dublin 6

Description: Spacious B-rated home, extending to 489sq m, was originally built in 1990 in the back gardens of two Highfield Road Victorian properties
Agent: Lisney Sotheby's International Realty

FRANCES O'ROURKE

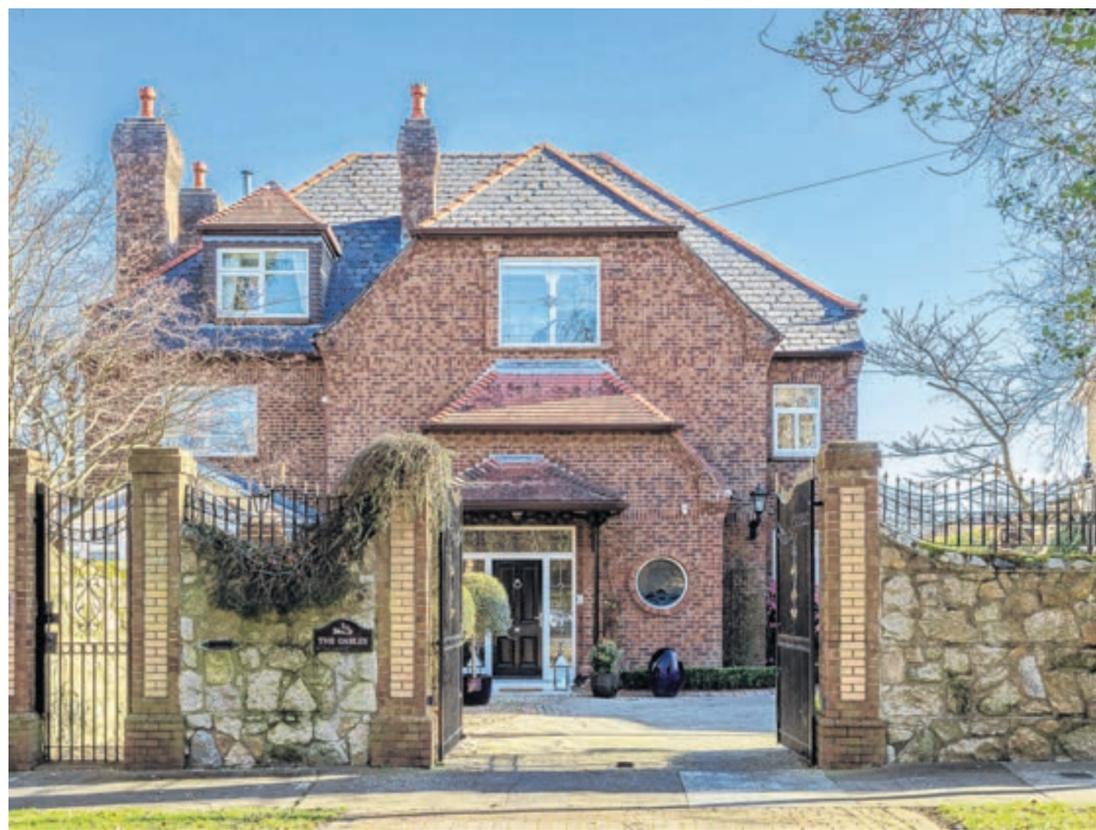
The Gables, a house off Highfield Road close to Rathgar village, made headlines when it sold for £535,000 at auction in 1996. "The boom in Dublin house prices continued yesterday," read a report in The Irish Times at the time, under the headline: "Prices through the roof".

Plus ça change. After nearly 30 years, the market is booming again, and The Gables, Oaklands Drive, Rathgar, Dublin 6, a detached 489sq m (5,263sq ft) seven-bed is back for sale having remained in the ownership of the couple who bought it all those years ago. Having paid what was then a considerable sum, they finished developing the top floor of the house, fairly recently upgraded the kitchen and bathrooms, and have kept it in meticulous condition. Now, after rearing six children, they are ready to downsize. The Gables is seeking €3.75 million through Lisney Sotheby's International Realty.

The house has a number of surprises such as a grand atrium diningroom off the entrance hall, a sauna off a downstairs shower room, a serious temperature-controlled wine cellar in the mews/garage at the back of the house, some small stained-glass windows and on the top floor a large family room with a mezzanine space.

The Gables, originally built in 1990 in the back gardens of two Highfield Road Victorians, is a modern home – with a B1 Ber – designed in period style. Its most striking feature is a triple-height inner reception hall off the oak-floored front hall; it has a mahogany and cast-iron staircase circling up to the top floor with a Velux in the roof filling the space below – with a dining table at its centre – with light. Ornate plasterwork, a colourful centre rose, a fireplace inset with tiles, period furniture and a blue-and-gold V'Soske Joyce carpet create a period feel that's repeated through much of the richly decorated house.

The bright reception rooms on the left of the hall that run from the front to the back of the house are divided by two sets of French doors in wide Georgian-style arches. The drawing-



room at the front opens into a conservatory at the front of the house, which in turn opens into a large, private front patio. The sittingroom and diningroom at the back look on to the back garden through a wide conservatory-style bay window. Both reception rooms have Adams-style marble fireplaces.

The Dalkey Design kitchen/breakfastroom off the diningroom is all modern, with pale oak units, a Silestone-topped island, a pale white Aga and a large American sub-zero fridge.



A hallway off the kitchen – oak-floored, like many of the rooms in the house – leads to an enviably large utility room with a Belfast sink and marble-tiled floor. A shower room beside it has Villeroy & Boch sanitary ware and a Finnish sauna off it. The hall then leads into a good-sized study with a fitted Oakline desk and bookcase at the front of the house.

Upstairs are five bedrooms off the large first-floor landing, four doubles and a single, two of them en suite, one with a wash-hand basin. They're all decorated in different styles, with different patterned wallpaper. All have built-in wardrobes. The main bedroom has an en suite shower room with a high Velux window and twin Villeroy & Boch sinks. The smart family bathroom has pale grey porcelain-tiled walls and floor, a shower and an oval bath. The landing is also large enough to accommodate a blue Oakline bookcase/computer desk.

There's a large picture window on the staircase leading up to the top floor, where there are two more bedrooms, a tiled shower room and a large high-ceilinged family room; this could be an au pair or guest quarters, a teenagers'

hideout or a place busy parents might escape to. It has a timber floor, timber-paneled ceiling, a small study area overlooking the front garden and a window at the other end overlooking the back, and a wood-burning stove. Stairs lead to a mezzanine with a Velux window that one of the couple's daughters used as an art studio.

Outside, the walled back garden is all patio and relatively small given the size of the house; it's partly divided by a trellis fence and has outdoor lighting making it an outdoor dining space at night.

The 100sq m (1,076sq ft) long mews/garage is being used for storage and as a home gym.

It has a fitted kitchen and potential to be converted into more accommodation. The wine cellar is concealed inside this space; with wine racks variously labelled "dessert wine", "South African", "Rhône" and so on. It's clearly owned by wine connoisseurs.

There's plenty of off-street parking at the front of The Gables behind tall electronic gates. Oaklands Drive is a road off Highfield Road leading to the entrance of St Luke's hospital. It's a short walk from Rathgar village.

Take **5** for **€199,500**
By Elizabeth Birdthistle

This delightful Ber-exempt schoolhouse in Cloughjordan dates from 1824 and stands on 1.5-acres. It extends to 147sq m (1,582sq ft) and is in need of renovation, but has superb interior features you don't see often. It should qualify under the vacant property refurbishment grant. Price: €199,500. Agent: Sherry FitzGerald Talbot



France Villefagnan



This house with its striking arched entrance has eight bedrooms, as it was at one stage occupied by three families. It extends to 265sq m (2,852sq ft) and has three large

and interesting buildings to the rear in a courtyard. The house, within walking distance of all main amenities, will need some renovations. Price: €194,500 Agent: beauxvillages.com

Denmark North Jutland



Interiors of this two-bedroom house are lovely, with wood floors, exposed redbrick walls and a contemporary raised corner stove. The property was thoroughly modernised

between 2019 and 2021 so is in walk-in condition. Gardens have been planted with purple flowering plants and pear trees. Price: 1.475m DDK/€197,848. Agent: villadsenbolig.dk

Spain Gran Canaria



This one-bedroom apartment in the popular area of Patalavaca has views of the sea and Anfi del Mar. It extends to just 34sq m and has a west-facing terrace that allows for marvelous sunsets. An electric

awning covers the entire terrace, and the complex has a large communal pool with terraces. It is near the Radisson Hotel and the town of Arguineguin. Price: €189,000. Agent: realinvestgrancanaria.com

South Africa Western Cape



This three-bedroom house overlooking Dana Bay with access to a pristine beach, extends to 229sq m (2,464sq ft). Standing on 0.1 of an acre, the house – located in a modern

secure complex – has a sun deck overlooking the water with an inbuilt barbecue. Each bedroom has its own balcony. Price: 4.25m ZAR/€204,127. Agent: sothebysrealty.com

Dublin 4 €995,000

Cool minimalist cottage with two-storey extension

4 Estate Cottages, Shelbourne Road, Ballsbridge, Dublin 4

Description: Clever layout, ample storage and extensive glazing that allows for light to pour into the living spaces at every opportunity
Agent: Owen Reilly Estate Agents

JESSICA DOYLE

Number 4 Estate Cottages is a very cool, minimalist-designed home that underwent a total renovation by a previous owner who just so happened to be an architect; a fact evidenced by the clever layout, ample storage and extensive glazing that allows for light to pour into the living spaces at every opportunity.

This house is the epitome of a sleek city home for young professionals, complete with an enviable glazed mezzanine-level office, likely to appeal to those working for a tech company nearby who can afford to buy in this sought-after area.

The neutral colour scheme throughout the two-storey cottage does not pop in the photographs as much as it does in person, and the wow-factor of the open-plan kitchen, living and dining space to the rear also must be seen to be appreciated.

Number 4 is in a quiet cul-de-sac off Shelbourne Road surrounded by attractive historic redbricks with



pitched roof doorways, believed to have been originally built for those working on the Pembroke Estate. Although almost identical from the outside, not all the cottages have been extended as number 4 has, which stretches to 108sq m (1,163sq ft) including a two-storey rear extension. This property is Ber exempt, but it is cosy thanks to under-floor heating on the ground floor.

The 20sq m decked-roof terrace is also a big selling point of the cottage, large enough to host a group of 10 or so for a barbecue. The current owners bought the home in 2022 – for €1.05 million, according to the Property Price Register – and, having since upgraded the main shower room and the en suite in the second bedroom, are placing it back on the market as they hope to move closer to the sea. It is being listed through



Owen Reilly Estate Agents, seeking €995,000.

You enter the property through a pretty pale-pink front door. Down two steps, the livingroom sits on the left with textured light-grey wallpaper, built-in shelving, engineered walnut flooring and an inset gas fire – although, the owners say they have not had call to use it thanks to the underfloor heating.

The front wall of the cot-

tage is exposed and painted white to create a cool feature, which is carried through to the double en suite bedroom across the hall, complete with built-in sliding-door wardrobes and a freshly fitted out en suite, fully tiled with white marble-effect tiles and a grey vanity unit.

A kitchen/living/ diningroom sits off the end of the hallway. When you enter the space the eye is drawn to the



floor-to-ceiling windows of the extension and the office visible through glass on the mezzanine level. The high vaulted ceiling has three rooflights overhead, shedding even more light on proceedings.

The kitchen has light-grey units and brown marble-effect countertops with integrated appliances. The ample dining area features a square of exposed brick on the side wall and a pendant light above the dining area. Down two-steps from the livingroom is a cosy living space with a cylindrical wood-burning stove.

At the top of a floating staircase to the left of the living area is the office, with two rooflights and built-in storage cabinets, from which you can survey the entire living area. A useful utility space and guest loo sits off the living space.

The private back garden, laid as a patio, is accessed through French doors off the diningroom, with ample space to sit outside, two storage sheds and a rack for hanging bikes. There is also access to the rear laneway.

The stairway to the main bedroom is tucked away off

the diningroom, in what is likely to once have been an attic space, which was extended to the rear. The main bedroom is a good size with paneling and LED lighting behind the head of the bed, with a vaulted ceiling over it, and plenty of built-in storage.

French doors open out to the roof terrace, with anthracite decking, built-in bench storage, an outdoor corner sofa, power outlets and even a wine fridge to top it off. The space is a total sun trap, the owners say, and with parking for a car dealership behind it, it is not overlooked by other houses.

The updated shower room on this floor also has white marble-effect tiling, this time with gold fittings for a bit of added luxury. The terrace is also accessible from a door off the landing, which is handy if you do not want guests traipsing through your bedroom.

There are several coffee shops less than two minutes' from the house and Herbert Park is just a short stroll a way. Big rugby fans, the owners say living within walking distance of the Aviva Stadium will be the thing they will miss the most.

Two up...

+€40,000

57 Bluebell Road, Bluebell, Dublin 12 – two-bed terraced house – up €40,000 (10.4 per cent) from €385,000 to €425,000 on Monday

+€55,000

Ballymore, Gorey, Co Wexford – five-bed detached house – up €55,000 (7.9 per cent) from €695,000 to €750,000 on Thursday

Two down...

-€100,000

Pine Cottage, Ballinakil, Dunmore Road, Waterford City – four-bed detached house – down €100,000 (12.9 per cent) from €775,000 to €675,000 on Monday

-€100,000

18 Sunbury Park, Darty, Dublin 6 – five-bed terraced house – down €100,000 (7.4 per cent) from €1.35 million to €1.25 million on Monday

Source: myhome.ie



How can I help my daughter buy a house without her having to pay tax? Page 7

