

Dublin 4 €1.95m

Party-ready with 360-degree views

Former Ballsbridge home of entrepreneur John McGuire and TV presenter Karen Koster with rooftop terrace

Elevation, Pembroke Place, Ballsbridge, Dublin 4

Description: The 304sq m (3,272sq ft) townhouse couldn't be in a more convenient location
Agent: Owen Reilly

JESSICA DOYLE

Hearing entrepreneur and founder of Quote Devil insurance brokers John McGuire was heading to Las Vegas to see U2 play in the Sphere last week – for the second time, in fact – I had to ask if his Ballsbridge home, Elevation, was named for the Dublin band's 2001 song. It turns out the title was just a happy coincidence for the U2 fan; his wife, TV presenter Karen Koster, had christened it once she saw the plans for the lofty four-storey-over-basement townhouse.

McGuire bought the site with planning permission in 2008, he says, and building work began on Elevation in 2010, with the couple moving in in 2013. The party-ready property features three-double bedrooms, each occupying a different floor, a spacious basement with a bar, and a rooftop terrace occupying the entire top floor. With the couple and their three children moving to nearby Donnybrook about a year and a half ago, Elevation is now on the market through Owen Reilly estate agents, seeking €1.95 million.

The 304sq m (3,272sq ft) town house couldn't be in a more convenient location, with Roly's Bistro around the corner and Herbert Park fulfilling the role of an expansive city garden for the occupants, located just metres away.

You enter the property from the side lane, into a bright double-height entrance hall overlooked by a mezzanine on the first floor. A window from the entrance hall looks into a home office room on the left. Further



down the hall is a bookshelf which doubles as a secret door down to the basement room; wooden wine racks occupy the entire wall at the top of the stairs.

You may want to grab a bottle on your way down to the basement, as it is the ultimate party layer with moody navy colour scheme and a bar at its centre, large enough to sit around and put the world to rights.

The space is soundproofed for music; the current owners played the drums to their heart's content down here and had The Snails play a gig there at one of the couple's New Year's Eve parties. A portion of the room has been set up as a living area, which is great for movie nights, McGuire says.

There is also a utility room off the basement and a garage



big enough to park your car on the ground floor.

A double bedroom sits on the opposite side of the ground floor from the basement access point, almost identical to the

two further double bedrooms on the first and second floors respectively, with an en suite and sliding-door wardrobes, filled with light from a window over the bed and one looking on to

the entrance hall. A guest WC, painted hot pink, also sits on the ground floor.

A bright, southwest-facing kitchen/dining room is on the first floor with a large island unit at its centre and a small balcony, which you could fill with plants. The units do show signs of use so a prospective new owner may look to have them updated. Just like the floor beneath, an en suite bedroom and a guest WC occupy the other wing of the first floor.

A dual-aspect living room sits over the kitchen on the second floor with an inset gas-effect fireplace and French doors out to a large patio balcony, facing towards Herbert Park. The main bedroom occupies the other wing of the floor, different from the other two bedrooms as it has a dressing room with a vanity unit and built-in

wardrobes attached. Accessed from the bedroom and the living room is a side balcony seating area with artificial grass underfoot.

The 87sq m roof terrace on the top floor is the pièce de résistance of this property, offering 360-degree views of Ballsbridge with a paved patio on one side overlooking Herbert Park and an outdoor dining space with artificial grass overlooking the Aviva Stadium on the other side.

The owners' oldest son was reluctant to move from Elevation so McGuire promised he'd hold on to it until he was happy in a new home. Now with the family happily settled nearby, this impressive, B2-rated town house is primed to welcome a new owner; someone who still hasn't found what they're looking for, perhaps.

Town&Country
Two homes, one price

€495,000

Town



Address: 27 Cruagh Avenue, Cruagh Manor, Stepaside, Dublin 18

Agent: DNG

This three-bedroom C1-rated semidetached house overlooks an open green in a much-sought-after development close to the M50/M11. Located an eight-minute walk from the Luas, the 92sq m (990sq ft) house has a south-facing rear garden with an enclosed side entrance, providing lots of storage. There is also an attic accessed by a Stira.



Convenient location and in good condition



The third bedroom is a single

Country



Address: Aillemore, Louisburgh, Co Mayo

Agent: FM Auctioneers

This detached architecturally designed house sits on a site with great coastal views close to sandy beaches – including two that are popular for surfing. Dating from 2007, the four-bedroom C1-rated property extends to 193sq m (2,080sq ft) and is being sold with its contents. It has a new wastewater treatment from 2022, and a remote-controlled heating system.



Four-bedroom coastal home close to amenities



Gardens would benefit from landscaping

From €620,000 in Carrickmines and €650,000 in Leopardstown

Latest phase at popular schemes

Brennanstown Wood, Carrickmines and Clay Farm, Leopardstown

Description: Apartments and houses available at Park Developments' south Dublin schemes
Agent: Savills

ELIZABETH BIRDTHISTLE

Brennanstown Wood, Carrickmines, Dublin 18

Launched last year, the new development at Brennanstown Wood in Carrickmines by Park Developments will comprise 82 one-, two- and three-bedroom A-rated apartments, along with two- and three-bedroom penthouses when complete. Savills has launched a penthouse show apartment which is now available for viewing.

Designed by O'Mahony Pike Architects, units in this scheme are roomy, with square footage on a par with your average three-bedroom semidetached houses, so will also appeal to families, as the sense of scale could allow them to reside here long-term. The development offers direct access to Cabinteely Park, allowing ample green spaces for recreation and leisure, while there's also a kids' playground on site.

In terms of accessibility, units are about an eight-minute walk from the Luas green line at Carrickmines – adjacent to the M50 motorway – so there are excellent transport links, and the journey time to St Stephen's Green is about 35 minutes.

The final units in the leafy development include two-bedroom dual-aspect apartments extending to 97sq m (1,045sq ft), priced from €620,000; three-bedroom 127sq m (1,373sq ft) units, priced from €695,000; and two-bedroom penthouses in low-rise blocks, with an area of 116sq m (1,254sq ft), available from €850,000.

Each apartment is bright,



■ Clay Farm, Leopardstown (above); Brennanstown Wood, Carrickmines (below) and livingroom at Brennanstown Wood



spacious and A-rated, and comes with a private balcony. Bespoke kitchens are by O'Connor's of Drumleck and include Silestone counter tops, a Quooker hot-water tap and Siemens integrated appliances, while penthouses also have a wine fridge.

Underfloor heating – including through common areas – is standard, as are high ceilings, and triple-glazed Aluclad windows by Rationel. All builds adhere to NZEB (Near Zero Energy Building) standards, and each unit comes with one parking space, pre-wired for electric vehicles.

All units are also pre-cabled for connections to the Virgin and Eir broadband networks.

Clay Farm, Leopardstown, Dublin 18

Meanwhile, the latest phase of the development at Clay Farm in Dublin 18 has also been launched to the market by Savills. Situated in nearby Leopardstown, a great attraction to the development is the fact that it is enveloped by 14 acres of natural eco parkland and wild habitats.

In terms of access, it's just a short walk to the Luas green line stop at Leopardstown Valley, a 28-minute Luas ride to St Stephen's Green and a three-minute drive to the M50, while an 11-minute spin will have you in Dundrum Town Centre. But you won't have to travel that far for shopping, as the development is less than 150

metres from Leopardstown Shopping Centre, anchored by Dunnes Stores.

Accessible leisure activities include limitless hiking in the Dublin Mountains framing the scheme, providing endless tracks and trails for mountain biking.

For families, there are six primary and seven secondary schools within a 20-minute radius, according to Savills.

The release will see 26 homes with sizes ranging from 111sq m (1,200sq ft) to 165sq m (1,779sq ft) brought to the market. A new show-house of the three-bedroom Elder type house is now available to view.

As with the Park Developments scheme at Brennanstown

Wood, Clay Farm properties are A2-rated, energy-efficient homes built to the NZEB standard that helps to reduce their environmental footprint by using renewable energy sources. All units are powered for electric car charging, while Heatmiser thermostats allow for energy saving and remote-control heating from your smartphone, while heat-recovery systems are designed for 24-hour exhaust ventilation to extract stale, moist air from kitchens, bathrooms and en suites.

Prices for the three-bedroom houses at Clay Farm start from €650,000, while four-bedroom units are priced from €715,000, through Savills.

Dublin 14 €495,000



Turnkey on Victoria Terrace

5 Victoria Terrace, Dundrum, Dublin 14

Description: You could live in this two-bedroom house without ever having the need for a car
Agent: Sherry FitzGerald

ELIZABETH BIRDTHISTLE

The old brochure for 5 Victoria Terrace remains online since it was last for sale. Back in 2017, it was seeking €285,000 and then had a rather abysmal G Ber was rating. There were no interior photographs of the two-bedroom cottage back then – more than likely an indication of the state of the interiors.

But it sold for €345,000 in 2018, according to the Property Price Register, well over its asking at the time.

Its location is a real selling point of the period redbrick house as it is positioned on a private residential street in the heart of Dundrum. There's so much on the doorstep; it's a five-minute walk to the Dundrum Town Centre, the Airfield Gardens and Farm are within walking distance, and a range of public transport options – including the Luas at Dundrum – will have you in the city centre in no time at all, for commuting to work or indeed nights out.

The Ber has much improved to a C1 rating now that the 65sq m (700sq ft) property has been given a complete overhaul. Inside its newly painted redbrick exterior, it has pale limed oak engineered wood flooring that runs through



the hallway into a kitchen/dining area. This area is bathed in light thanks to overhead skylights against a neutral palette.

The current brochure lists number 5 as having two or three bedrooms. It has two double bedrooms – both of which have fitted wardrobes – and the third is in use as a livingroom downstairs, lying to the front of the property.

It could potentially work as a third bedroom for a rental, but owner-occupiers will more than likely want to retain the front room as a reception room given the relatively small size of the

property. A lovely feature of number 5 is the small private patio to the rear. Not overlooked, the boundary is a superb cut-granite wall with limestone paving underneath. It could be a cool space to entertain in more clement weather.

It should be noted that there is no parking space on Victoria Terrace for this little gem, but then again due to its convenient location, you could easily reside here without the need for a vehicle. Number 5 Victoria Terrace is now on the market through Sherry FitzGerald seeking €495,000.