

Dublin 4 €875,000

D4 development of high-end homes

The Dockyard consists of two- and three-bedroom properties close to the city centre

The Dockyard, South Dock Street, Ringsend, Dublin 4

Description: A great location, close to bus routes into the city and a five-minute walk to the Dart at Barrow Street
Agent: Owen Reilly

MIRIAM MULCAHY

The Dockyard is a rare offering of new homes in Ringsend, Dublin 4, that is sure to attract interest from all parts of the market. The 10 A-rated homes in the heart of this established community with superb connectivity to the city could appeal to those trading up or downsizing, investors and expats looking for a Dublin base.

Owen Reilly estate agents are set to launch the Dockyard properties on the market this Saturday, May 25th.

Built by BP Development Projects, with architect Brian Guckian of BG-Co Architects, the developers based the Dockyard on their successful Emerald Cottages development in Dublin 4.

With a tight footprint, previously occupied by a garage and car dealership, the site is almost hidden behind the row of cottages at the end of South Dock Street and has separate entrance and exit points.

The finish on everything is superb, both inside and out, and will leave little work for prospective purchasers to do. The scheme consists of two end-of-terrace two-storey two-beds (97sq m/1,044sq ft) from €875,000; one two-storey, three-bedroom detached house (100sq m/1,076sq ft) from €950,000; and seven three-storey, three-bed terraced houses (140sq m/1,506sq ft) from €1.075 million.

The developer has pushed the envelope on design with this development. The exterior of the houses are a smart combination of white render and red brick with grey Rational triple-glazed windows and Rational doors. Each of the terraced houses has a carport and there are additional visitor parking spaces in the development. The carports are wired for EV charging.



The three-bed terraced houses have a bedroom on the ground floor, the plant room, a clever understairs utility space and access to a small yard at the back that is maintenance-free with planting and synthetic grass. The first floor is one large, bright, dual-aspect living area and kitchen. The living area faces south, benefits from a big window, is flooded with light and has views of the Gasworks and partial views of the Aviva Stadium.

An unusual feature not com-



monly seen in new homes are the fitted media units: a long, low cream wooden bench with an Evonic electric fire. A nook is fitted with a desk and shelves for working from home.

Kitchens were fitted by Kelly Design of Kilcoole, as were the wardrobes. Units go right to the ceiling, there's a lot of storage and even more space under the kitchen islands. The worktops and splashbacks are a pale, white granite. Design on the houses was done by Muriel Simpson of H+G Design Group

and she has created warm, inviting living spaces.

On the third storey, there are two more bedrooms and a family bathroom. The tiles and bathroom fittings were sourced from House of Tiles in Stillorgan. All homes come with tiling, floors and runners on stairs.

In the three-bed detached property, the living/kitchen area opens directly on to a small sunny, landscaped yard. There is also a bedroom downstairs that would make a great home office, as well as a utility room and upstairs there are two bedrooms and a family bathroom.

The two-storey two-bed end-of-terrace houses have two bedrooms and a bathroom on the ground floor and the kitchen/living area and another bathroom are on the first floor, again benefiting from the southerly aspect.

With a great location, close to bus routes into the city and a five-minute walk to the Dart at Barrow Street, the Dockyard is close to Ballsbridge, Beggars Bush and Grand Canal Dock, with the Aviva only a five-minute walk away.

Co Wexford €1.25m

Six-bed pile on eight acres

Ballinim Lodge, Ballintim, Camolin, Co Wexford

Description: House designed by architect Lindsay Johnston extends to 585sq m and lies in a charming bucolic setting
Agent: Quinn Property

ELIZABETH BIRDTHISTLE

It is quite fitting that Ballintim Lodge – a 585 sq m (6296.89sq ft) pile on eight acres near Camolin in Co Wexford – has been brought to the market in the same week that this year's Chelsea Flower Show in London opens its doors.

Landscaped by Ralph Wickham, the grounds include paths through bluebell woods and car-

pets of scented geraniums in addition to paddocks, formal gardens and a Christmas tree forest. Not only that, a rivulet on the original lands was diverted into two streams to create a tiny island, and now 11 bridges traverse it as it meanders its way through the bucolic lands.

Along with a walled fruit-and-vegetable garden – with raised beds – there's also a potting shed with a bench and a stove for winter warmth. And the grounds and gardens are what the current owner, who is moving for work reasons, will miss about his home.

Lying at the end of a 700m driveway the site – which also has a maze – is totally private. It was originally designed by architect Lindsay Johnston in 1991.

Back when it was last for sale



in 2012, previous owners explained to The Irish Times that despite the fact Johnston had moved to Australia – where he was awarded chair of architecture by Newcastle University – they were not deterred from enlisting his services on two occasions. Designs, which follow the path of the sun, were all created by online means and the architect only ever saw the house when it was finally completed.

When it was launched to the market in 2012 – in the depths of the property crash and recession – it was seeking €550,000 at auction. It appears on the Property Price Register as having sold for €193,000 in 2013, but this price would have been for the house on one acre – with the remaining 13 acres of land charged separately. Current vendors are now selling the house on eight acres seeking €1.25 million through Quinn Property, with a further six acres on request.

Despite its three decades of existence, it has not really aged, though improvements by its current owner have also kept it up to date. He added a new bedroom block as well as adding on to the principal bedroom in the house.

Now it has two bedroom suites, one of which measures 81 sq m (872 sq ft) which is the size of many a house in the capital. This space has a superb picture window offering panoramic views to the gardens, a dressingroom, a sunken bath and an Adams-style fireplace.

Meeting at a central glazed atrium, three wings of the house capture the path of the sun as it traverses the site, especially as the sun sets over Sliabh Bui which is best viewed from a terrace off one of the principal bedrooms.

It has two main reception rooms in the form of a dining-room and sittingroom – which also has an overhead mezzanine area. As the owner is a vegetarian, the principal kitchen is for similar cooking while a secondary kitchen has been used to cook meat. Interestingly, there is a smoker to the rear of the stove in the livingroom – to preserve all kinds of meats and fish.

The house's location is near the town of Gorey, which is about seven miles away. Its Ber of B1 is excellent considering the property's age and size, but is also testament to Johnston's design.

Sort it

Denise O'Connor



Renovate your home or buy somewhere new?

In today's housing market, our clients frequently ask whether it's better to move or improve their current home. This question typically comes up during significant life events such as welcoming a baby, needing more space for a growing family or downsizing after kids have moved out. Making the right choice depends on factors such as market conditions, personal situations and finances. If you're facing this dilemma, here's a look at some of the pros and cons of both options to help you make an informed decision.

Rising costs

Construction costs have steadily increased over the past few years, making home renovations a significant financial commitment for many. Quantity surveyor Patricia Power suggested that renovation costs start at €3,000 per square metre and can go as high as €7,000, depending on the desired level of specification and finish. Homeowners with substantial equity in their property might consider a home-equity loan to cover these costs. However, ensuring your investment aligns with the market value of homes in your neighbourhood is crucial. If renovated homes in your area typically sell for around €800,000, for example, reconsider your renovation plans if the costs exceed that threshold.

Cost of moving

Moving isn't just about finding a new house – it can also mean getting a new mortgage, which may be difficult depending on your finances or age. Selling your current home includes expenses such as agent fees, moving costs and legal charges that quickly add up. On top of these, you might face the expense of renovating your new home unless you find one in move-in condition that perfectly suits your taste.

Even seemingly perfect homes often need tweaks to match your preferences. Keep in mind small changes, like custom wardrobes or redesigned kitchens, cost money. Also, hidden issues like poor insulation, soundproofing problems or old heating systems might arise after you've moved in – and fixing these will add to your expenses.

Emotional toll

Don't forget about the emotional part of moving. Leaving a familiar neighbourhood can be hard, especially if it means switching schools or moving away from friends. These things matter a lot if you're really connected to your current community. If you love your area and hate the thought of

leaving, renovating instead of moving might be the best option for you. Talk to professionals, get quotes for the work and ask an agent how much value the renovations might add. Comparing the new sale price with the renovation costs will make it easier to decide what to do.

Add value

Renovating can be a great investment if you do it the right way. Make sure your improvements work for you and add value to your home. Talk to professionals and get several quotes for the work. An estate agent with experience in your area can help you figure out how the changes might affect your home's value so you can decide if the renovation costs are worth it.

We had clients who bought a house in a neighbourhood they loved before they had kids. After having three children, their home didn't work for them any more, but they had grown even more attached to the area and wanted to renovate. However, because of the restrictions with the layout, which was long and narrow, the renovations would have cost a considerable amount of money and would not give them a good return on their investment. So, for them, moving was the better solution.

Stick to budget

With homes in high demand, buyers often end up in bidding wars and spend more than they intended to. To avoid overpaying for a house that might not give you a good return on your investment, it's important to have a clear budget and plan from the start. Get your finances and paperwork together before making any decisions. Being a ready-to-go buyer can make things a lot easier.

Also, think about getting a building survey and advice on possible renovations or extensions before you commit to your final offer. Check local planning permissions to see what changes you're allowed to make and if there's any construction planned nearby. A home might have an amazing view when you see it, but there could be big changes coming to the surrounding area that you should be aware of.

When considering whether to move or renovate, it's essential to weigh different factors, both financial and emotional. Both options come with costs, but usually improving your current home is more affordable than moving. Examine your circumstances, the housing market and your long-term goals to make a decision that works best for your life and financial situation.



■ If you love your area and hate the thought of leaving, renovating might be the best option for you. PHOTOGRAPH: RUTH MARIA MURPHY

On view



30 Stocking Wood Green, Rathfarnham, Dublin 16

€825,000, Sherry FitzGerald
Detached four-bedroom house extending to 165sq m (1,781sq ft). Located in a cul-de-sac close to St Enda's Park and Marlay Park, schools and transport networks, the house has a sunny south-facing rear garden. Ber rating is B2
On View: Strictly by appointment at sherryfitz.ie



76 Rathdrum Road, Crumlin, Dublin 12

€390,000, Auctioneera
Semit detached two-bedroom house extending to 60sq m (646sq ft). Constructed in the 1940s, the property was rewired in 2018 and has an insulated attic and side patio. The rear garden is south-facing and has a shed with electricity. Ber rating is D2
On View: Strictly by appointment at auctioneera.ie



39 Belmont Lawn, Stillorgan Road, Blackrock, Co Dublin

€895,000, DNG
Detached four-bedroom house extending to 118sq m (1,270sq ft). Located at the end of a quiet cul-de-sac, the property has a wide, raised site along with a southwest-facing rear garden offering scope to extend – subject to planning. It has a partially floored attic. Ber D2
On View: Strictly by appointment at dng.ie



Parochial House, Bohermeen, Navan, Co Meath

AMV €439,000, Smith Harrington Auctioneers
Detached five-bedroom house extending to 331sq m (3,559sq ft). Dating from the 1800s, the property retains many of its original features and sits on 3.5 acres. Located less than 8km from Navan. Auction on July 9th. Ber rating is G
On View: Strictly by appointment at smithharrington.ie



Lack, Whitehall, Co Roscommon

€170,000, REA Seamus Carthy
Detached three-bedroom bungalow extending to 109sq m (1,173sq ft). Located 4km from the village of Tarmonbarry, the property has a well on site and stone outbuildings with further potential – subject to the necessary planning permission. Ber rating is E1
On View: Strictly by appointment at reacarthy.ie