



FOUR ON THE MARKET FIVE-BEDROOM HOMES IN LAOIS AND KILDARE

**Coolbanagher,
Emo, Portlaoise,
Co Laois**
€695,000
Jordan Town
and Country
Estate Agents
(045) 433 550



Located 10 minutes' drive from Portlaoise, this dormer bungalow on an acre is within putting distance of the Seve Ballesteros-designed golf course at the Heritage Hotel & Spa. Extending to 3,165 sq ft, it was built in 1998 and recently upgraded with triple-glazed windows and a contemporary kitchen/dining room with island unit, porcelain tiled flooring, recessed lighting and doors to the back garden. There's also a drawing room, living room, utility, office, two shower rooms and five bedrooms (two en suite).

**Leaca Re,
Craddockstown
Road, Naas,
Co Kildare**
€1.2m
Coonan Property
(045) 832 020



Another 1998 construction, this house now sports solar panels, a zoned heating system and a B3 BER. Set on a 0.42 acre site, it's within walking distance of Naas town centre and an hour's drive to Dublin. Spanning 3,799 sq ft, accommodation includes a reception hall with guest WC, a living room, dining room, kitchen/dining/living area and utility room at ground level. Upstairs are four bedrooms (three en suite) and a family bathroom. Above that there's an office, fifth bedroom and a bathroom.

**Rathdaire
Cottage,
Bellegrove,
Ballybrittas,
Co Laois**
€675,000
DNG Kelly
(057) 866 3333



Dating back to 1824, this former schoolhouse is now a 3,369 sq ft family home on a 2.5 acre site just outside the village of Ballybrittas. Having updated it with modern fittings, the owners get top marks for having retained period features such as original fireplaces, wood panelling and floor tiling. Accommodation includes a living room, kitchen, utility, sitting room, study, guest WC, dining room, five bedrooms (two en suite and one with a walk-in wardrobe), an upstairs reception room and a family bathroom.

**Riversdale,
Forenaughts,
Naas, Co Kildare**
€1.125m
Sherry FitzGerald
O'Reilly
(045) 866 466



Riversdale is set on a two-acre haven with a river, waterfalls, wooden bridges, a wildlife pond and orchard. Built in 1984, extended in 2001 to 3,930 sq ft and recently upgraded to a B3 BER, it has a 450 sq ft entrance hall leading to a drawing room, sunroom, family room, office, kitchen/diner, utility, WC, three double bedrooms (one en suite) and a bathroom. Upstairs are two more bedrooms, both en suite and one with a walk-in wardrobe. The grounds include a studio, garage and outside WC/shower room.

Ringsend gets its own Millionaire's Row with high-spec new-builds

1-11 THE DOCKYARD
Address: South Dock Street,
Ringsend, Dublin 4
Asking price: €875,000 -
€1,075,000
Agent: Owen Reilly (01) 677 7100

When Dublin's shipbuilding and maritime industry was at its peak in the late 19th century, Ringsend was largely populated by men employed as labourers and carters on the docks and railways, while the womenfolk worked in nearby mills and factories.

Many lived in artisan cottages and small terraced houses in the area. It's a very different looking neighbourhood today.

Within walking distance of Google's European HQ and the IFSC at the docklands, as well as Meta's international HQ in Ballsbridge, it is now one of South Dublin's most salubrious addresses.

So much so, in fact, that a new

development called The Dockyard is now set to become Ringsend's first Millionaire's Row.

Located behind a row of cottages at the end of South Dock Street, BP Development Projects are building the scheme of 11 two- and three-bedroom homes to a design by architect Brian Guckian on the site of a former warehouse and car showrooms.

Two of the properties are end-of-terrace two-bed townhouses measuring 1,044 sq ft, priced from €875,000.

There are two three-bed detached houses at 1,076 sq ft, from €950,000; and seven mid-terrace three-bed townhouses at 1,507 sq ft, from €1.075m.

Headline features include triple-glazed windows, Rational doors, air-to-water heat pumps, custom-designed kitchens and bathrooms, high-speed broadband and an A2 BER. Each house has a carport and EV charging point.



Each house in the new Ringsend scheme comes with a carport and EV charging point