



## FOUR ON THE MARKET HOMES FOR €525,000

**280 Merrion Road,  
Ballsbridge,  
Dublin 4**  
**€525,000**  
Owen Reilly  
(01) 677 7100



This renovated Victorian cottage has been brought up to date with triple-glazed windows, gas-fired central heating and a remote controlled car gate. Spanning 646 sq ft, it has a new kitchen and bathroom, a living/dining room, a double bedroom and a study currently in use as another bedroom. It's in one of south Dublin's most sought-after locations, next to Merrion Strand and across the road from St Vincent's Hospital. Sydney Parade Dart station is 700m away and just a few stops from the city centre.

**King's River  
Lodge, Modeshill,  
Mullinahone,  
Co Tipperary**  
**€525,000**  
Sherry FitzGerald  
Gleeson  
(0504) 22997



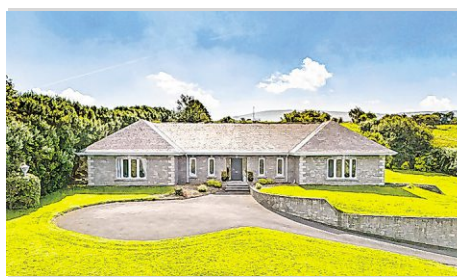
Built in 2017, this dormer bungalow on an acre of landscaped grounds comes with 5.5 acres of agricultural land, complete with a large hay barn and other outbuildings, making it ideal for those with an interest in horses or farming. Measuring 2,670 sq ft and with a B2 BER, the bungalow has a kitchen/dining room with range cooker, a sitting room, living room, four double bedrooms (two ensuite) and a family bathroom on the ground floor. Upstairs are two storage rooms and another bathroom.

**Coolnagee, Forth  
Mountain,  
Murrinctown,  
Co Wexford**  
**€525,000**  
Kehoe &  
Associates  
(053) 914 4393



Anyone with green fingers would be in garden heaven at this house on over an acre of land, featuring two glasshouses with electricity and water supply, a vegetable garden, several seating areas, a workshop and a woodland walk. A rainwater harvesting system supplies the vegetable garden and glasshouses. Measuring 2,336 sq ft with a B3 BER, Coolnagee has a kitchen/dining room, living room, sunroom, shower room, four bedrooms (two ensuite), an office, utility room and family bathroom.

**Farranyharpy,  
Skreen, Co Sligo**  
**€525,000**  
Oates Breheny  
Group  
(071) 914 0404



At 7,072 sq ft, this detached house, 20 minutes' drive from Sligo town is almost seven times bigger than the average three-bed semi. A large entrance hall leads on to a study, living room, office, kitchen, dining room, bathroom, three bedrooms (two ensuite and one with a walk-in wardrobe) and a triple aspect sunroom with floor-to-ceiling windows. Upstairs, the landing has a seating area with garden views and two more ensuite bedrooms. In the basement, there's a utility, storage room and garage.



## Refurbished, split-level detached home in Glenealy for €425,000

**1 CHESTNUT GLEN**  
**Address:** Glenealy, Co Wicklow  
**Asking price:** €425,000  
**Agent:** Derek Byrne Property  
Consultants (087) 937 0896

Chestnut Glen is a small enclave of detached homes in Glenealy, a picturesque village in the heart of the Garden County. As a detached, end-of-row house, No1 has gardens to the front, side and rear, laid out in lawn with mature trees and shrubs, raised beds and a patio.

To make the most of this scenic space, which is also a haven for birds, the house has a split-level design, with a double-height atrium-style entrance hall positioned midway between the upper and lower floors.

From here, stairs lead down to two double bedrooms (one ensuite with a walk-in wardrobe) on the ground floor.

Upstairs, there's a living room with countryside views to the front

of the house, a family bathroom, a third bedroom currently used as a TV lounge, and a kitchen/dining room opening on to a sunroom overlooking the back garden.

The house was completely refurbished six years ago and more recently, had triple-glazed windows and a new central heating boiler installed.

It's just a few minutes' walk to Glenealy with its cafes, bars and restaurants. St Joseph's national school is 800m down the road and other schools within easy reach include Wicklow Together NS, East Glendalough secondary school, Gaelscoil Cill Mhantáin and Rainbows Pre-School.

Sporting amenities in the village include a hurling and camogie club and a badminton club. Also close by are several golf courses, garden centres and forest parks. Wicklow town is a 10-minute drive away and it's about an hour to Dublin via the M11.



**1 Chestnut Glen has garden on three sides, and (above) the upstairs living room**

