

Dublin 2 €900,000

Charming redbrick in Georgian oasis

Albert Place East is a 10-minute walk from Merrion Square and St Stephen's Green on the south side of the city

10 Albert Place East, Grand Canal Street, Dublin 2

Description: The property has been insulated and redecorated in recent years
Agent: Owen Reilly

ALISON GILL

Tucked away in a quiet cul-de-sac just off Grand Canal Street, 10 Albert Place East is a charming redbrick house in the heart of Dublin 2.

Reminiscent of the clay-brick Victorian terraces found in London, this U-shaped street is neat as a pin with cute, railed gardens and colourful front doors.

Number 10 has come on to the market through agent Owen Reilly with an asking price of €900,000. With a floor space of 115sq m (1,238sq ft), it has three bedrooms, three bathrooms, and an abundance of character.

Purchased by the current owner in 2018, the property has been insulated and redecorated in recent years.

The contemporary interior is bright and functional with neutral palettes throughout providing a clean and simple backdrop. The ground-floor accommodation is a blend of classic charm and modern convenience.

The entrance hall has the original timber flooring with a cloakroom area to the left and the livingroom to the right. Here there is an open fire with a timber surround and tiled inset, with a sash window allowing the light to flood into the front of the room and a cosier seating area at the back.

Light plays a big part in the house with two large skylights in the kitchen, which is well-equipped, with solid worktops, tiled surrounds and integrated appliances, as well as a separate pantry. Original timber flooring runs throughout the ground floor which also has a utility room and guest bathroom beyond the kitchen.

A door leads out to the back garden, which has been planted by the owner to follow the seasons, ensuring colour throughout the year.

Plants such as agapanthus, jasmine and clematis attract the birds and butterflies to the city garden at the back, while the front garden has hydrangea, and is scent-filled thanks to the wisteria and lavender.



Upstairs in the house, there are three double bedrooms. The main bedroom is en suite, and there is a separate family bathroom for the other rooms.

The walls throughout the house are painted in Farrow and Ball's Wimborne White, creating a gallery-like feel, allowing the artwork and furnishings to pop.

The location of 10 Albert Place East is sure to be one of



its biggest selling points. It's a great spot to stroll around to appreciate Dublin's Georgian architecture, while Merrion Square and St Stephen's Green are a 10-minute walk away.

For refreshments, 3FE, the renowned coffee roastery, is just at the end of the road, and other popular spots such as Paulie's Pizza, Junior's Deli and Osteria Lucio are all within a short walk.

The owner says the convenience of the location is what she'll miss most about living here, adding that she rarely uses her car.

The sense of community on Albert Place East is also something that has been important to her. Despite being in the heart of the city, the area feels like a small neighbourhood where people look out for each other.

Co Dublin €1.45m

Period terrace with spacious garden

3 Montpelier Place, Blackrock, Co Dublin

Description: Three-bedroom home dating from the 1790s with a 90ft-long back garden in quaint cul-de-sac
Agent: Sherry FitzGerald

ELIZABETH BIRDTHISTLE

Dating from about 1790, Montpelier Place is a quaint, terraced cul-de-sac of handsome double-fronted houses off Temple Hill in Monkstown, yet its postal address is Blackrock. One of the earliest terraces in south county Dublin – along with Montpelier Terrace – they were constructed by developer Molesworth Greene as summer houses for the well-heeled to escape the city smog.

Now more than 200 years later, the attraction for residents here remains the same – fresh air, access to the sea and that it's a far cry from the bustle and noise of city life.

This echoed in the architectural conservation area character appraisal by Dún Laoghaire-Rathdown County Council, in which the cul-de-sac is described as retaining “a suburban character that is typical to this part of Dublin since the 18th century”.

While it retains this character and atmosphere, much has changed at 3 Montpelier Place since it was first constructed more than two centuries ago. Its current owner purchased the 152sq m (1,636sq ft) house in 2013, and it appears on the Property Price Register that year for having achieved the sum of €855,000. Now more than a decade later, with an empty nest, its owner is downsizing locally.



While the house had damp proofing, new insulation and an electrical refit when she purchased it, the interiors back then were a bit outdated.

Engaging Newcastle Design, who undertook a remarkable amount of work including the kitchen, utility, wardrobes and cabinetry in the main reception room, bathrooms were upgraded with tiling from Miller Brothers Stone. The ground floor has new underfloor heating, while



new sash windows and external doors were installed by Carlson & Co.

Then in 2018 “unglamorous work” was undertaken, and this is the stuff you don't see in brochures images.

Addressing the energy rating – which is now a respectable C1 for a property of its calibre, age and the fact it has an open fireplace – an EVO Home Energy Saving system was installed, as were new radiators and solar panels with battery storage, while the attic was also floored and insulated. As a result of this, the terraced house is in turnkey condition, and all headaches of renovations are over.

Set two floors over garden, the hub of the house is the garden level where the Newcastle kitchen and dining area are located.

Painted in a timeless green/blue hue (Steel V by Paint and Paper), it's the essence of simplicity, with adja-

cent storage in a utility allowing the space to be streamlined and clutter free. The open-plan area accommodates a dining area – warmed by a raised, flush wood burning stove – and overlooks the rear garden.

This is one of the real selling points of this house as it extends to 90ft in length and has a south-facing aspect. Added to this is, the owner totally transformed the space to give a parking space to the rear (there's on street parking to the front) which now lies behind electric gates.

What were more recently two garden spaces is now a lovely, secluded spot with privacy and shelter from Silver birch trees while the old granite walls were repurposed to frame flower beds – which have the benefit of a sprinkler system.

The ground floor of the property which is accessed by granite steps flanked by wrought iron railings out front, has a dual-aspect livingroom to one side, and an en suite bedroom on the other.

Rising again to the first floor, its layout echoes that of downstairs, with a dual-aspect main bedroom to the right and a third bedroom to the left. There's also a fine bathroom here which is incredibly bright thanks to large sash windows.

Its location has a wealth of amenities including swimming at Seapoint – which is a 15-minute walk – while the Dart station (Seapoint) is within a seven minutes' stroll for commuting to the city.

Sailing and tennis are practically on the doorstep with a fine array of eateries in the locality – including Butler's Pantry.

In walk-in condition, 3 Montpelier Place, a tranquil fully refurbished three-bedroom home with a large garden and off-street parking, is now on the market through Sherry FitzGerald seeking €1.45 million.

Take 5 for €400,000
By Jessica Doyle

This two-bedroom home comes to the market on the Maharees Peninsula, 5km north of Castlegregory, Co Kerry. It offers direct access to a “surfers' paradise” at Kilshannig West Bay Beach. On about 2.7 acres, the 145sq m (1,560sq ft) home is in good condition. Ber D2. Price: €400,000. Agent: Ger Carmody Estates



Greece Crete



An hour from the Heraklion airport is this charming six-bedroom period villa. The home, extending to 330sq m (3,552 sq ft) is in great condition with exposed stone walls featured throughout and multiple

courtyards and terraces to the rear. It is 15 minutes from the beach, while the popular destination of Bali is just a 20-minute drive from the estate. Price: €389,000. Agent: diavlos-realestate.gr

Italy Sardinia



In the heart of the historic centre, just 40m from Piazza Garibaldi, is this charming two-bedroom penthouse in La Maddalena. Extending to 120sq m (1,292sq ft), it occupies the first and second floors of a

historic building and features a panoramic terrace with a sea and terracotta-rooftop views. It is walking distance from shops, while the airport is an hour and a half's drive. Price: €398,000. Agent: camvillas.com

Netherlands Amsterdam



This one-bedroom apartment offers a fantastic view over the Boerenwatering canal. It's in the museum quarter, and features a 7sq m south-west-facing balcony to the rear.

Located on the third floor, the apartment extends to 37sq m (398sq ft). The neighbourhood is a five-minute bike ride from Vondelpark. Price: €398,000. Agent: funda.nl

Spain Caseres



Modern ground-floor apartment extending to 88sq m (947sq ft) with a spacious private terrace and access to a communal garden. With two bedrooms and two bathrooms,

the home features marble floors and double-glazed windows. It is in a complex with a 1.4 hectare artificial lagoon for watersports. Price: €390,000. Agent: aplaceinthesun.com

Two up...

+€30,000

Rathglass, Enniscrone, Co Sligo – two-bed detached cottage – up €30,000 (15 per cent) from €195,000 to €225,000 on Friday

+€50,000

Journey's End, Kilpatrick, Arklow, Co Wicklow – detached three-bed house – up €50,000 (7 per cent) from €700,000 to €750,000 on Monday

Two down...

-€55,000

96 Cypress Grove Road, Templeogue, Dublin 6W – four-bed semidetached house – down €55,000 (6 per cent) from €850,000 to €795,000 on Thursday

-€40,000

Ballyowen, Wellingtonbridge, Co Wexford – four-bed detached house – down €40,000 (8 per cent) from €525,000 to €485,000 on Thursday

Source: myhome.ie



What can I do about the lamp-post obstructing my driveway?
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