

Dublin 6 €1.8m

Milltown home with dynamic layout

Slice of Irish language history understood to have been compiled by renowned lexicographer at this address

54 Ramleh Park, Milltown, Dublin 6

Description: Architect-led renovation allows home to be adapted to both open-plan and closed room layouts
Agent: Owen Reilly

ALISON GILL

There was a special gift of an English-Irish dictionary left for the owners of 54 Ramleh Park in Milltown when they moved into the house in 2016. The note attached explained that the back bedroom of the house was used as a study by lexicographer and UCD professor, the late Tomás de Bhaldraithe, as he compiled the dictionary, with the first edition published in 1959.

The house would probably be unrecognisable to de Bhaldraithe were he around today, with the original layout now stripped out and a new “broken-plan” layout in place following an extensive renovation undertaken by the new owners shortly after they bought the house. While they had an idea of what they wanted from their new home, they were happy to be led by Barry Kane of ODKM Architects.

The idea behind the broken-plan concept is that the house is a hybrid of open-plan and closed rooms with doors and dividers used to create distinct spaces. These concertina and pocket doors can be folded away allowing for the entire ground floor to remain open if desired. Alternatively, each family member can retreat to a separate space and close themselves off if the mood takes them.

For the owner, this adaptability has been one of her favourite things about the now 188sq m (2,024sq ft) home that is on the market through Owen Reilly, seeking €1.8 million.

As you enter, there is a cloakroom area to the right with floor-to-ceiling cupboards and



a cute little window seat with shoe storage below. The wide oak plank floors run from the hall into the livingroom that is cosy and quiet thanks to the log-effect gas fire. This room can stand alone or open up into the diningroom on the other side of the doors. Sitting in the centre of the ground floor is an internal courtyard that brings light into every room.

There are steps down to the kitchen, which was designed

by the owner and Kane, and fitted by P & M Kitchens. The contemporary-style room has a large Silestone quartz island with a food prep area and a lower level for seating. Integrated appliances include a five-ring Miele hob with downdraft extractor, a Liebherr larder fridge, a multi-temperature wine cabinet, Quooker tap and the owner’s much-loved V-Zug combi steam oven.

There is a step back up to a

family area at the back of the room that has a feature wall finished in timber batons with hidden storage. Beyond this is a playroom or study.

The back of the house is fully glazed with floor-to-ceiling doors that open out to the garden that was landscaped by Bloom medal winner David Ryan of Gardens Forever in 2022. At the back of the garden is a 30sq m studio that is set out as a gym and has a shower room.

er room.

Upstairs the main bedroom is a full suite with a walk-in wardrobe linking the sleeping area to the bathroom. There are two more double bedrooms and a single bedroom that is in use as a home office. The family bathroom has a Jacuzzi bath and a separate shower enclosure.

A Nest-controlled heating system, Joule solar panel thermal tubes, underfloor heating

and an EV charging point all contribute to the B1 energy rating, which isn’t bad for a 1930s property.

The owners did not think they would ever leave Ramleh Park because they love the safety of the cul-de-sac and the community around them, but their heads have been turned by another property and they just can’t resist the urge to throw themselves into another project.



Co Wexford €680,000

Builder-owner’s modern home by the beach

Three-bed home designed to maximise sea views in the historic town of Donaghmore

Donaghmore, Ballygarrett, Gorey, Co Wexford

Description: Single-storey home extending to 152sq m (1,632sq ft) has been built for energy efficiency with an A Ber rating
Agent: Sherry FitzGerald O’Leary Kinsella

ELIZABETH BIRDTISTLE

The latest figures from the Central Statistics Office indicated that there was a 96 per cent surge in the numbers of people from the US moving to Ireland, with 9,600 people coming to live here in the 12 months to April 2025. Although these figures probably include people moving here short-term for work and education, it is up from 4,900 in the previous 12-month period.

But how things have changed over the course of two centuries: in the early 1800s a man by the name of James Power, who hailed from Ballygarrett, Co Wexford, was granted empresario rights to populate an area in Texas given to him by the Mexican government, which owned the land at the time. He persuaded 350 Irish people from the village and its environs to move to Texas to populate his new colony, and one of these emigrants, Wexford man Thomas O’Connor, reputedly ended up with the largest individual land and cattle holding in Texas by the time of his death in 1887.

Today the town of Ballygarrett in Wexford is twinned with Refugio in Texas, where the Power family home Ballygarrett House is, and listed a historical monument since 1936. Ballygarrett is a charming coastal village in southeast Wexford with a peaceful rural feel. Archaeological remnants such as Glascarrig Benedictine Priory ruins and Norman earthworks are an indication of the area’s rich historical past. One of the earliest Christian sites in the region is at Donaghmore, which translates from the Irish as domhnach



mór, “great church”, as it is associated with St Patrick, who is said to have established a church here in the fifth century.

Also in Donaghmore, and a 500m stroll from its eponymous beach, is the latest offering from estate agent Sherry FitzGerald O’Leary Kinsella: a three-bedroom A-rated contemporary home. The recently finished property, which is essentially brand new, sits on a half-acre site with views to the sea.

“The main feature I wanted was that the living area would have full sea vistas,” says its building contractor owner, who, in conjunction with Gorey-based Molloy Architecture, designed the 152sq m (1,632sq ft) property.

This has been achieved as the house is skewed to maximise the views and light with the addition of large picture windows; the main window/patio in the living space measures a whopping 8m in width.

Designed with future-proof-

ing in mind, a spacious L-shaped hallway is the hub of this property, which opens into a large open-plan kitchen, dining and living space. With a triple aspect, this room, which has a raised electric fire in the living space, has large patio doors to a sun terrace with views of the sea. Three bedrooms, two of which also have patios to the gardens, and one of which is en suite, lie adjacent to a good-sized family bathroom and utility room.

Thanks to high levels of insu-

lation, solar panels, thermally broken aluminium windows – which create a barrier to minimise heat transfer – and a heat recovery system, its Ber is A2. The walls have a carbon paint heating system, as the paint is conductive and, when powered with a 24V electrical current, generates heat, so the electric fire in the livingroom is purely for aesthetic purposes – but it can add up to 2KW of heat if required.

The half-acre site has a southwesterly aspect, allowing

a huge volume of light to bounce around the interiors of this sleekly designed home.

The owner, who is moving to be closer to family, loves the seaside location surrounded by rolling farmland and the views from his contemporary home. In terms of amenities, as well as the nearby beach, boats can be launched from Cahore Harbour, 2km away.

The property, in walk-in condition, is on the market seeking €680,000 through Sherry FitzGerald O’Leary Kinsella.

