



13 BRIGHTON PLACE, FOXROCK, DUBLIN 18
€875,000
What you get: 5-bed detached house, 162 sqm with potential to extend

As most parents know, a house in a cul de sac is a blessing for kids – it means fewer cars and lends itself to football and the borrowing of sugar from neighbours. Brighton Place is a good-sized family home in just such a spot in the well-heeled ‘hood of Foxrock. The village itself is five minutes’ drive, Carrickmines Luas stop means less ferrying of teenagers here and there, and the M50 is within easy reach. As for the house, the current owners at one time thought to extend the house by 300 sqm, planning permission was granted and subject to renewal the house could be almost doubled in size by extending into the large corner garden. However, it could accommodate new arrivals without any renovations. It has a large bay-windowed drawing room, dining room looking over the southwest facing garden, playroom, and kitchen/breakfast room with handpainted fitted units and integrated



FOR A GROWING FAMILY

appliances including the obligatory island unit. There is a separate garden entrance through the utility room – always a boon with kids. On the first floor there are five bedrooms, the master with en suite and four others serviced by a family bathroom. Built approximately 20 years ago, the bed to bath ratio shows just how our expectations have changed. Even so, 13 Brighton Place is in excellent condition throughout and ready to receive another generation of owners.

Agent: Hunters Estate Agent (01) 289 7840



BEFORE & AFTER

17 & 18 HARCOURT TERRACE, DUBLIN 2
AMV of €800,000 and €1.4m respectively
What you get: Number 17 is a 4-bed end of terrace house, pictured below, in need of renovation, 165 sqm; Number 18, pictured above, is a 3-/4-bed terraced house, 190 sqm

Number 17 Harcourt Terrace is such a perfect period piece that it recently starred as a location in the forthcoming RTE series, *The Rising*. In fact, its historic links go even deeper – as none other than Michael Collins himself turned up as best man to the father of its most recent occupants, the Hegarty sisters. These days No 17 may be more faded movie star than A-list, but a visit next door to No 18 shows just what it has the potential to become – with imagination and a good budget. The neighbouring house was sold in January of this year for €825,000 and is now back on the market refurbished at €1.4m, all crisp white cornicing and fashionable shades of

grey. It has a fine front-facing drawing room, formal dining room linked by double doors to the large kitchen/dining extension which has used a central glass pitched skylight and floor-to-ceiling windows to flood the space with light.

The kitchen fittings are lavish with quartz worktops being carried through to the utility room, while the guest WC also functions as a wetroom. On the first floor, the revamped home has sacrificed one bedroom to give the master bedroom an en suite and a dressing room, and add a shower en suite to a second bedroom.

The purchaser of No 17 might also want to follow the example of their neighbour and punch up into the attic space to add another single bedroom or office space. Rear access means that building works should be easier to facilitate.

Agent: 17 Harcourt Terrace, Finnegan Menton (01) 614 7900; sale by auction, November 5 at 2.30pm
Agent: 18 Harcourt Terrace, Felicity Fox (01) 633 4431

174 TRIMBLESTON, GOATSTOWN, DUBLIN 14
€725,000, plus €657 per year management fee
What you get: 3-bed terraced house, 160 sqm



TURNKEY

The Sorahan-built development of 42 houses, 24 duplexes and 56 apartments that makes up Trimbleston sits in the upmarket South County Dublin suburb of Goatstown within easy driving distance of Dundrum and Stillorgan shopping centres, the UCD campus and Mount Anville and Blackrock College. No 174 looks as smart today as it did back in 2005 when Sorahan Builders first handed the keys to the owners. Newly repainted, the house has been well maintained and needs only the addition of the new owner’s belongings to make it feel like home. The property extends over three floors with a living room and generous kitchen/dining room extension at the rear of the house brightened by three skylights. The fitted kitchen is by McNally and has granite worktops, while appliances including dishwasher, fridge freezer and microwave are included in the sale. On the first floor, the master bedroom has a bay window and en suite, a second double bedroom and a family bathroom. On the second floor, another double bedroom with French doors on to a balcony and an en suite extend into the eaves. A car parking space comes with the property as does a decked area and private garden to the rear.

Agent: Finnegan Menton (01) 614 7900

ON THE MARKET

FRAN POWER



VALEVIEW HOUSE, LISSALWAY, CASTLEREA, CASTLEPLUNKETT, CO ROSCOMMON
€188,000
What you get: 3-bed country house, 97.2 sqm

BARGAIN



Roscommon offers good value for housebuyers – and at €188,000, the average price of a rural property, Valeview House not only offers a two-storey period property with plenty of character but a fair number of outbuildings, fuel stores, lock-ups, even a donkey shed. With a tree-lined avenue, four acres and a secluded location, it ticks all the boxes for a country residence or a comfortable holiday home. Recently refurbished, the house is in fine condition and has been well-maintained, and while new owners might want to take advantage of all that space to extend, the property is in turnkey condition. For those looking for a permanent Roscommon home, the nearest school is in Castleplunkett, five minutes’ drive, while Castlereah is 10 minutes away and offers bus and rail services and a choice of schools.

Agent: Sherry FitzGerald P. Burke (0906) 627 200



TWO FOR THE GOOD LIFE

GORTINAR, MANORHAMILTON, CO LEITRIM
€200,000
What you get: 6-bed strawbale house, 279 sqm
You might think that a strawbale house would be big on character but small on style. Not necessarily. At Gortinar, a six-bed strawbale house just outside Manorhamilton, there’s a spectacular handmade staircase cut out of a huge beech tree that spirals up the middle of the house, and even luxury touches such as a Jacuzzi bath in one of the en suites. The house was built over two years in spring and summer from 1998 to 2000 and, as with many such properties, is a labour of love. It comes to the market with eco-friendly credentials galore – woodframed, cedar-shingle roof and lime plaster walls among them. The land runs to three acres, with a polytunnel, sheds and garage, while the pond sees three herons take up residence annually and a large community of frogs. The house is well-shielded from the road by a good stand of local native trees.
True to its ethos, this house is for sale direct via the owners. Contact Chris on 086 071 2554/089 256 1873

GLENDREE UPPER, FEAKLE, CO CLARE
€245,000
What you get: 2-bed eco-house, 202 sqm
For seekers of an eco-friendly build, this is the real deal. The owners constructed the house on 4.66 acres back in 2005 using, as far as possible, organic materials and paints including sheep’s wool insulation, solar panels for hot water and also drilled a private well. Then they set about stocking the land with an orchard – with heritage apple trees from nearby Irish Seed Savers – raised beds, polytunnel and large woodstore. There’s even a pond to encourage biodiversity. Inside there is an open plan kitchen/living room, plenty of storage space for your homegrown cider, two bedrooms and a large attic space. Southfacing, the house has a large deck with lovely views to enjoy after a day’s labour on the smallholding.
Agent: Green Valley Properties (061) 921 498

