

# Move

# New to the market

Grainne Rothery's pick of the properties available to buy in Ireland this week

## CO MEATH

Built in 2008, this four-bedroom home in Ladyrath has 480 sq m of living space, including its two large attic rooms.

There is an entrance hall, two reception rooms, a kitchen/diner, a utility room and a guest WC on the ground floor.

Upstairs three of the four bedrooms have en suites and two have walk-in wardrobes. There's a family bathroom at this level.

The house has underfloor heating on the ground and first floors, a heat-recovery system, thermodynamic solar panels, an electric car charging port and a C1 energy rating. It's on a 2.59-acre site that includes gardens and a paddock, and a 222 sq m detached outbuilding divided into four sections.

**What we love** All that space.  
**Good to know** Most of the appliances and furniture are included in the sale.  
**Agent** smithharrington.ie



€700,000



## CO KERRY

Cobble Hill is a farmhouse-style home with a pretty exposed-stone exterior on a 1.6-acre elevated site overlooking the Sheen Valley.

Downstairs there is a kitchen, a triple-aspect living room with double doors to the garden, a guest WC and a bedroom accessed through the laundry room. The family bathroom is upstairs, along with two small bedrooms and one large main with an en suite shower room. Total living space is 154 sq m. The house has oil-fired central heating and an E1 energy rating.

Outside there's a crazy-paved patio at the front and a large garden with mature trees and shrubs. To the rear are a gravelled parking area and a stone shed.

**What we love** The secluded setting and countryside views.  
**Good to know** The property is about 7.5km from Kenmare.  
**Agent** dng.ie



€345,000



## DUBLIN 3

One of a group of eight semi-detached red-brick houses on Castle Avenue in Clontarf, No 54, or St Dominic's, occupies a large corner site with gardens to the front, side and back. It has a garage with rear access.

The 340 sq m of accommodation is across three levels and includes six bedrooms, four reception rooms and a kitchen/breakfast room. There's a bathroom with a rolltop bath, two shower rooms, a utility room and two pantries.

The house was built in 1905 and has many of its original features, including service bells in the hall, fireplaces in the reception rooms and bedrooms, plasterwork and timber flooring. It has gas-fired central heating and an E1 energy rating.

**What we love** The elegant entrance hall.  
**Good to know** It's a 700m walk to the seafront.  
**Agent** kmproperty.ie



€2.995m



## CO MAYO A ROOMY BUNGALOW WITH AWESOME VIEWS

The stunning location is always going to be the star of the show at Bundorragha Cottage, a bungalow that lies at the end of the Delphi Valley and looks out on to the Mweelrea mountains and a sheltered cove on the shores of Killary Harbour.

The house, which has been renovated and extended in recent years, has 122 sq m of accommodation, and plenty going for it too. There's a small entrance porch at the front that's open to the pretty living room, which is partly wainscoted, has tiled flooring and a stone fireplace with a wood-burning stove. This is very much the centre of the house, with the main rooms – including the four bedrooms – flowing off it.

To the rear is a large triple-aspect kitchen/dining room with fitted units, a range cooker and sliding doors to a patio. The main bedroom faces the front – and the water – and has four big windows on two sides, as well as an en suite shower room. Two of the other bedrooms have Jack and Jill access to a shower room. There's a family bathroom with a tub and an overhead shower. The fourth bedroom faces the front garden and has tongue-and-groove panelling.

The house has oil-fired central heating and an E2 energy rating. The outdoor space includes the patio at the back, a small front garden with a rockery, and plenty of room for parking.

Apart from all the scenery on the doorstep, the cottage is well positioned for sightseeing, hiking and swimming. Delphi Resort is less than 2km up the road, while Delphi Lodge is about 3km. It's just over 10km to the village of Leenaun, about 21km to Louisburgh and 32km to Westport.

**What we love** The beautiful location.  
**Good to know** The cottage has been let as a holiday home in recent years and has a 4.9 out of 5 rating on Airbnb.  
**Agent** savills.ie



€485,000



## DUBLIN 12 RECENTLY RENOVATED AND SUPER-STYLISH

When it was last brought to market, in late 2022, No 32 Balfie Road in Walkinstown had a G energy rating and was described by the selling agent as a "refurbishment opportunity".

The sale was completed this year, and the buyer, a builder, carried out a full and swift renovation that included increasing the footprint from 74 sq m to 100 sq m by converting the garage and extending, and getting the BER up to a B2.

On a wedge-shaped corner site, No 32 has a decent-sized front garden with an automated gate, gravelled off-street parking, raised planters and a lawn.

Inside there's solid timber flooring in the hall and wainscoting that continues up the stairs and on to the landing. There's a guest WC – added during the renovation – under the stairs, and pull-out storage drawers.

On the left, the living room has an electric fire and built-in shelving. Beyond, a glass door leads from the hall into the extended kitchen/dining area, which is open to a family room at the back. The kitchen has modern units, an island, a Neff oven and microwave, and an integrated dishwasher and fridge-freezer.

The family area has glazing on two sides, including sliding doors to the compact back garden, which has a patio, flowerbeds, artificial grass and a built-in seat. A concealed panelled door in the kitchen opens into what was the garage and is now a utility room with terrazzo tiling, a roof light and a window overlooking the garden. It has a washing machine, a dryer and storage.

The upstairs layout has been rejigged to create a main suite with a walk-through wardrobe and en suite shower room. There's another double bedroom and a single bedroom, as well as the main bathroom.

**What we love** It's pretty much ready to move into.  
**Good to know** The property has a gas combi boiler.  
**Agent** mulleryogara.ie



€525,000

