

# Move

# New to the market

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

## CO MAYO

This cute, one-bedroom stone cottage is set on a one-acre site with gorgeous countryside and mountain views. Fully renovated in the past five years, the house has 65 sq m of living accommodation that includes a small entrance hall, a living room, a Shaker-style kitchen with French doors to the garden, the bedroom and a fully tiled shower room.

It has double glazing, oil-fired central heating, two solid-fuel stoves and a D2 energy rating.

There's also a metal shed and several stone outbuildings.

It's 12km to Mulranny and 40km to Westport.

**What we love** The finishes, including the exposed stone walls.

**Good to know** Those outbuildings add up to about 70 sq m and could be upgraded to create more living space.

**Agent** tot.ie



€199,000



## DUBLIN 5

Built in the 1950s, No 28 Brookwood Road is a mid-terrace property in Artane that's been upgraded and extended.

The 134 sq m house has two double bedrooms and a single on the first floor, along with a shower room and a separate WC. There's another large room — used as an office — with an en suite shower room in the converted attic.

On the ground floor are the entrance hall, a living room, a large dining room with sliding doors to the garden and, in the extension, the kitchen, a utility space and the main bathroom.

Outside, there's off-street parking at the front and patio and lawn at the rear.

**What we love** The cute porch with its pretty red-brick trim.

**Good to know** The large garage at the end of the garden has rear access to a private laneway.

**Agent** kmproperties.ie



€595,000



## CO CORK

Built in 2005, this detached dormer bungalow in the townland of Mallow near Enniskeane in west Cork offers a roomy 238 sq m of B3-energy rated accommodation on a one-acre site.

The house has five bedrooms — two on the ground floor and three on the upper level. All five have their own en suite facilities. Also on the ground floor are a sitting room with an open fireplace, a playroom, a double-aspect kitchen/dining room with sliding doors to the garden, a large utility room and a full bathroom.

The house has oil-fired central heating.

The outside space includes driveway and lawn at the front, plus patio and three garden areas to the rear.

**What we love** The lush and green countryside setting.

**Good to know** The lane that connects from the road is part of the property.

**Agent** dng.ie



€345,000



## CO KILDARE VAULTED CEILINGS AND FULL-HEIGHT WINDOWS

Double-height spaces, open-plan and split-level living, feature staircases, floor-to-ceiling windows and a glazed link bridge — No 1 Carter's Hill in Eadestown near Naas has pretty much all the features you might hope for in a high-end, architecturally designed home built in 2006.

At 414 sq m, excluding the garage with its sensor-controlled cedarwood gates, this is a substantial home. The scale starts in the entrance hall, which has a vaulted ceiling with exposed timber beams, glazing that stretches up to said ceiling, tiled travertine flooring, built-in cherrywood bench seating and an open fireplace.

A staircase leads down to the main living space, which is zoned into three distinct areas. The double-height living room has corner windows with built-in bench seating, another floor-to-ceiling window and a gas fire. The dining area has an open fireplace and sliding doors to the garden.

The kitchen is down a few steps and has tiled flooring, a central island unit with a raised glass counter, and Siemens appliances. Also at this lower level are a sitting room, a guest bedroom with an en suite shower room, a guest WC and a utility room. Stairs lead up to a "relaxation space", comprising a sauna and a gym/yoga studio.

It's back to the main entrance hall to access a wing made up of four bedrooms — one with an en suite and all with built-in wardrobes, underfloor heating and access to a decked area — and the family bathroom, which has a whirlpool bath, a walk-in shower and a heated bench.

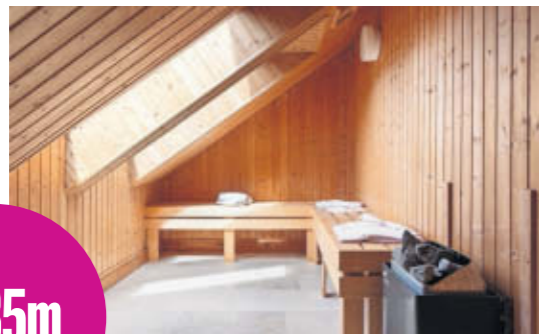
Also off the entrance hall is the link bridge, which leads to a large space that has been used as a games room and an office, and has stairs down to the garage.

The house is on a 0.75-acre landscaped site with lawn, terraced patios, mature trees and planting.

**What we love** The mix of mainly white decor with the warm timber elements including the flooring and kitchen.

**Good to know** The energy rating is a C1.

**Agent** savills.ie



€1.35m



## DUBLIN 14 PICTURE WINDOW WITH VIEWS OF THE GARDEN

Significant money and effort have been put into No 5 Hollywood Drive in Goatstown since the semi-detached three-bedder last changed hands two years ago.

The upgrades include new doors, triple-glazed windows and a gas boiler, plus extensive insulation, which have helped to improve the BER from E1 to C2. The garage has been converted, creating a self-contained space that's laid out as a studio/office with an en suite shower room and has its own front door and access to the back garden.

In the main part of the house, the wall between the kitchen and a reception room at the back has been removed to create a large kitchen/diner with sliding doors to the garden and a huge picture window overlooking it. The kitchen has Shaker-style units and an island with granite worktops, a Smeg double oven, a gas hob with a built-in extractor fan and a Quooker tap. There's a wall of contemporary wood panelling on one side — and under the window — plus a hidden larder.

Also on the ground floor are a tiled entrance hall with cloakroom off it and the living room, which has a herringbone tiled floor, built-in storage units and a wood-burning insert stove.

Upstairs, two of the three bedrooms have original fireplaces. Another wall has been removed up here, this time between a bathroom and a WC to create a large room with a bath and a separate shower.

Outside, the property has a cobblelock driveway with parking for up to three cars at the front. At the back, there's a paved patio with a path leading through lawn to a seating area at the end of the garden.

It is about 350m from Goatstown crossroads and within walking distance of several schools, as well as University College Dublin.

**What we love** The bright kitchen/dining room.

**Good to know** The property has a monitored alarm system.

**Agent** keanethompson.ie



€875,000

