



The view over Dublin from the Waterfront



The balcony has fine views of the Grand Canal

Swish, sophisticated Dublin docklands apartment on market

BY TINA-MARIE O'NEILL

Perched on the sixth and seventh floors of the Waterfront development in the heart of Grand Canal Dock, one of the most coveted living areas in the capital, this slick duplex penthouse apartment shrieks urban sophistication.

The south-facing, 166 square metre unit also boasts a large terrace space of another 64 square metres, bringing the overall area of the property to 230 square metres, for which selling agent Owen Reilly is quoting €1.6 million.

Presented in five-star, turn-key condition, the three-bedroom apartment boasts unobstructed views of city centre landmarks including the Aviva Stadium, the Grand Canal



The large open-plan living-room

water basin, the Marker Hotel and the Grand Canal Theatre, as well as the Dublin Mountains.

No 65 has an L-shaped entrance hall with a storage cupboard, a video intercom and a utility room fitted with a washer/dryer.

To the right of the entrance

is the large, light-filled open-plan kitchen/dining/living-room, which overlooks the Grand Canal through full-height, wall-to-wall windows and sliding glass doors that open out to a decked terrace.

The south-facing space has solid timber floors, a high-gloss grey SieMatic fitted

kitchen with a full array of top-end Gaggenau appliances and a staircase leading to the south-facing master suite and roof-top terrace on the seventh floor.

There are two more double bedrooms, one en suite, and a family bathroom at entry level. The bathroom and en suite at this level boast Villeroy & Boch sanitary ware, while the luxurious bedrooms have dark carpets and fitted, high-gloss sliding wardrobes with internal lighting.

The master suite incorporates an expansive bedroom with floor-to-ceiling windows, bird's-eye views of the city skyline, walk-in wardrobe, a private rooftop terrace and a marble tiled en suite with Villeroy & Boch sanitary ware.

No 65 also comes with two dedicated underground parking spaces.

The apartment is located in



A staircase leads to the south-facing master suite and rooftop terrace on the seventh floor



The master suite has more excellent skyline views



The slick duplex penthouse shrieks urban sophistication



The luxurious bedrooms have dark carpets

one of Dublin's most fashionable and vibrant city districts. A host of local amenities are on offer including a wide choice of cafes, restaurants, gyms, sports clubs as well as the facilities offered by the Marker Hotel and the neighbouring Bord Gáis Energy Theatre.

The city centre, Ballsbridge, the IFSC and Sandymount are all within walking distance while the Dart and Luas provide easy access to the rest of the city.

According to Reilly, Grand Canal Dock is already home to major employers such as Airbnb, HSBC, Google, Facebook, Matheson and McCann Fitzgerald, and is welcoming new corporate tenants JP Morgan, Indeed and Aptiv, which will be taking up occupancy in new developments in the area in the near future.

For more details, or to arrange a viewing, contact the agent at 6777100.

Extensively renovated Blackrock four-bed semi guiding at €750k

BY TINA-MARIE O'NEILL

Siohán Lynam of Lynam Estate Agents in Dublin 14 is handling the sale of this deceptively spacious home at 5 Monaloe Crescent in Blackrock in south Co Dublin, for which she is guiding €750,000.

Extending to just under 152 square metres, the stylish four-bedroom semi comes to the market almost as a new build, having been wholly renovated by its developer owner to offer bright, fluid living spaces, a contemporary kitchen, four spacious bedrooms, one of which is en suite, a low-maintenance front garden with off-street parking, side access to a private rear garden with an artificial lawn, and a B3 energy rating.

No 5 comes with high ceilings, automatic Velux windows and underfloor heating throughout.

A sheltered front door opens to an unexpected hallway with views through to the rear garden, heated marble floor tiles and panelled walls to dado level.

Three adjacent bedrooms are on the right side of the hall and the master suite to the immediate left of the entrance overlooking the front garden. Each has newly-fitted carpets and high skirting boards, and the two front bedrooms have triple-glazed sash windows.



5 Monaloe Crescent in Blackrock, south Co Dublin



The spacious kitchen/dining/family room



Large windows draw plenty of natural light into the space

The master en suite has marble floor tiles, partial wall tiling and a rainfall shower.

The family bathroom off the hall is similarly decorated and has a white bath suite and a Velux skylight.

The bright living space is at the rear of the house and includes an L-shaped, open-plan kitchen/dining/family room with an adjacent utility room.

Floor-to-ceiling sliding patio doors and large side windows draw plenty of natural light into the space and offer rear garden access.

The new off-white kitchen boasts hand-crafted base and wall-mounted units by Kerwood Kitchen Design, with a matching island unit with quartz worktops.

The room has marble floor tiles, a host of integrated Neff appliances and a Rangemaster cooker. The utility has additional units with oak worktops and space for a washing machine and dryer.

A private living or family room is located off the kitchen and has two windows and a glass door with rear garden access.

Monaloe Crescent is close to Cornelscourt shopping centre, with a choice of good local schools and great transport links on the N11 and M50, and is within a short drive of Blackrock and Foxrock villages.

Viewing is by appointment at 01-2965374.

A turnkey Glenageary four-bed to suit needs of a growing family

BY TINA-MARIE O'NEILL

An all-round crowd-pleaser, No 28 Arnold Grove in Glenageary is sure to tick all the right boxes for growing families in search of a turnkey home in a great location in south Co Dublin.

On the market with Sherry Fitzgerald's Dun Laoghaire branch, and with an asking price of €795,000, the well-presented four-bedroom semi extends to almost 190 square metres, has gated off-street parking and gated side access to a large, sunny, private rear garden with oodles of space for outdoor dining and entertaining.

Inside, the residence boasts light-filled, airy open-plan living spaces with high ceilings, a fluid layout, rooflights, wall-to-wall sliding windows and doors, a modern fitted kitchen, study/home-work/quiet spaces and four well-proportioned bedrooms.

A smart front door opens to a wide entrance hall with an under-stairs closet and solid timber floors, which run throughout most of the ground-floor space, with the exception of the carpeted study/fifth bedroom and the tiled service area in the kitchen.

There is a long, spacious living room to the right of the entrance overlooking the front garden, with a modern, stone-surround fireplace and

bi-folding doors leading into the extended open-plan kitchen/living/dining area at the rear. This space has end-to-end, full-height Reynaers sliding glass doors that open to the garden.

The extensive, fitted cream kitchen has a central island, burgundy glass splashback, a full range of integrated appliances, and an adjoining, plumbed utility room.

There's also a modern shower room off the fifth bedroom/study located to the left of the entrance, and a family room with timber floors at the rear of the hall, which leads to the open-plan kitchen/dining space. The four bedrooms and family bathroom are located on the first floor.

At the rear of the property is an attractive garden with a well-tended lawn bordered by mature shrubs and hedging. There is a raised deck area, which enjoys sun daily, and a timber garden shed.

Number 28 is located within a 10-minute walk of Glenageary Dart Station and a short drive from Dun Laoghaire, Killiney and Dalkey villages and the picturesque walks of Killiney Hills, with Dublin Bus routes a minute's walk away. There is a wide selection of good schools in the area, including St Joseph of Cluny and Johnstown and Killiney national schools.

For more details or to arrange a viewing, contact the agent at 01-2844422.



No 28 Arnold Grove in Glenageary, Co Dublin



The living-room is long and spacious



The house has an open-plan dining area at the rear

Luxury country living with a putting green and a bunker

BY TINA-MARIE O'NEILL

Coonan Property in Maynooth will put Illan House on Castledillon Lane in Straffan, Co Kildare, under the hammer at 3pm on Tuesday, September 25 in the Glenroyal Hotel, Maynooth.

Set on 2.34 acres of gardens, Illan House has an advised minimum value of €1.25 million, but buyers are also offered the option to purchase the property on additional land from 10 acres to a maximum of 31 acres at a fixed price of €15,000 per acre.

The sprawling residence, which was built in 2000,

has a respectable B3 energy rating. Set well behind electronic gates, Illan House has a range of features including a spacious, double-height, oval-shaped reception hall with marble floors, a marble fireplace and a bespoke curved staircase leading to a balcony.

Off the hall are a large formal dining room; a sitting room; a generous country-style kitchen with a large, cream Aga; a large sunroom and orangery; a utility room; and five bedrooms, three of which are en suite. There is also a separate garage with a gym, and extensive, well-maintained landscaped gardens, which



The bespoke curved staircase leads to a balcony

include a putting green and a bunker, a green tunnel leading to the garden shed, a pond and feature fountain and an enclosed dog pen. There is also an elevated 'Breeze House'

with seating and tables set among the gardens' extensive shrubbery.

The additional land on offer has separate access with frontage onto the River Liffey.

Other features of the house include CCTV systems, triple-glazed windows and doors, and a surround-sound speaker system.

The residence is located just outside Straffan village, which has two pubs, a primary school, sports clubs, convenience stores and a choice of well-regarded restaurants. There is also the Byerley Turk dining room at the K Club nearby. The house is close to the M4 and N7, making for quick access to Dublin city centre, Dublin Airport and surrounding areas.

For more details, or to arrange a viewing, contact the agent at 046-9731130.



Illan House on Castledillon Lane in Straffan, Co Kildare