

Co Wicklow from €650,000

New three- and four-bed homes close to Delgany

Melwood is a new boutique development of 19 family homes built by Thornlee Homes

Melwood, Delgany, Co Wicklow

Description: The popular Wicklow village offers a number of amenities including schools, shopping, restaurants and cafes
Agent: Savills

KEVIN COURTNEY

Delgany village has become a popular location for young families looking to put down roots in a well-established community close to all amenities and with easy access to both Dublin city and the great outdoors. Delgany has the advantage of being close to the sea and to the main N11 transport hub, and also right next door to Greystones with its boutiques, cafes, sport and leisure clubs and Dart station for convenient commuting to the city centre. So it's no surprise to find there are a number of new housing schemes near the village, including Littlebrook and Eastmount, all offering elegant living in a scenic setting.

Melwood is a new boutique development of 19 family homes built by Thornlee Homes, just a minute's drive north of Delgany village. It's a mix of four-bedroom detached, semidetached and end-of-terrace houses, and three-bedroom semidetached and mid-terrace houses. Thornlee Homes is owned by David Browne, former head of new homes at Savills, and this is his first foray into home-building. With his experience in selling houses, he knows what buyers are looking for in a new home, and Melwood sets out to tick all the boxes for busy, active families.

Three-beds start at €650,000 for units measuring 114sq m (1,236sq ft), while four-beds start at €815,000 for units measuring 136sq m (1,446sq ft). These properties are being launched to the market by Savills today, Thursday, September 5th. The houses are built to be energy efficient, with high levels of insulation in the walls, floors and roofs, and ex-



cor you choose. The skirting and architraves are sleek and streamlined, the staircases have a contemporary look, with inlaid spindles and handrails, and the antique bronze ironmongery gives everything an air of sophistication. The bedrooms feature full-height built-in wardrobes with lots of hanging rails and shelves for optimum storage. The bathrooms and en suites have tiled walls, and the main bathrooms and en suites have wall-mounted chrome heated towel rails, bath screens and shower enclosures, while the downstairs toilets have stylish vanity units and decorative floor tiles.

The kitchens are hand painted, with high-quality quartz worktops, upstands and splashbacks, and Neff oven, hob, extractor fan, microwave, dishwasher and fridge-freezer. The utility rooms are plumbed for washing machine and dryer. The energy-efficient heat pump system maintains a comfortable ambient temperatures all year round, and underfloor heating means no need for radiators to take up wall space. It's all controlled easily by a digital remote panel, and a pressurised hot-water system ensures a strong, consistent flow from taps and shower heads.

Each house is wired for Siro fast broadband fibre, and fitted with low-energy, low-cost lighting, plenty of power points and smoke and heat detectors.

The back gardens have seed-corn lawns and patios finished with Boyne Valley silver paving, and have wall-mounted lights, double sockets and an outdoor tap. Each house has a private cobble-finish driveway for off-street parking, and the houses are wired for EV charging.

Delgany is a pleasant village with a number of amenities including schools, shopping, restaurants and cafes, including the well-known Pigeon House and the Bear Paw, plus the ever-popular Fat Fox coffee stall. Delgany Golf Club and Greystones Golf Club are both close by and it's a short drive to visit the popular Powerscourt Estate and waterfall, or go for a hike on the Sugarloaf.

cellent airtightness to prevent heat loss. All houses will have an impressive A2 Ber rating, and will be nearly zero energy building (NZE) compliant.

The external finishes are all high spec, with Vandersanden brickwork, rendered finishes and ashlar detailing, and most of the homes have reconstituted stone surrounds to accentuate the external windows and doors made by Grady joinery. The UPVC fascia, soffits and gutters are designed to be durable and maintenance free.

Inside, the high ceilings downstairs add a sense of space, and the walls and ceilings are a neutral off-white, a clean palette that will accentuate any de-

Dublin 6 €1.1m

Architectural gem built for brightness

The Mews off Winton Avenue, Rathgar, Dublin 6

Description: Three-bed mews offers first-floor living areas and basement media room along with charming garden
Agent: Owen Reilly

MIRIAM MULCAHY

Tucked away at the end of a short lane off Winton Avenue lies an interesting and detached mews house designed by architect Joseph Little and built in 2007. The owners were clear from the outset that they wanted the living areas to be upstairs to benefit from as much light as possible.

An electric gate opens on to a small courtyard in front of the 190sq m (2,045sq ft) house with its protruding circular facade; there is enough room to park two cars here. The entrance has stairs going up to the living area, down to a basement and a long hall leading to three bedrooms on ground-floor level.

An oak staircase leads to the first floor. The kitchen is on the left with a generous seating space equipped with a banquette that follows the curve of the wall, and a fitted Italian kitchen. The worktop is composite and the owner recalls dinners with 10 people seated around the table.

The owners were keen to delineate the kitchen and living areas, and this was achieved with a long hall connecting the two, with a guest WC. Sliding pocket doors into the living area create a streamlined feel and mirror the sliding pocket doors to the kitchen. The architect advised against having windows facing directly south in the living area, so they installed windows on the east and west sides instead, and how the light changed and moved throughout the day became one of the owner's favourite aspects of the house.

Electronically controlled rooflights can open so a constant flow of air through this room was another much-appreciated benefit of the clever



design. An inbuilt fire is flanked by mirrored niches that add interest, and a green glass panel to the floor below is another quirky feature. A slim false wall was built between the living and dining areas to delineate the spaces. The dining area is lovely, with a curved wall filled with windows. Back in the living area, a door opens on to a balcony overlooking the garden, a steel spiral staircase leading down to it.

The ground floor has three bedrooms and a bathroom, which could benefit from some updating. Solid walnut architraves and doors create a luxurious feel and the principal suite is rather lovely, with extensive wardrobes faced in oak, a curved wall and windows overlooking the garden and a wet room for an ensuite.

Another bedroom has a door leading outside. This would make a perfect home of-



Town & Country
Two homes, one price

€350,000

Town



Address: 6 Winter Garden, Pearse Street, Dublin 2

Agent: Hooke & MacDonald

This two-bedroom apartment lies on the first floor within the popular Winter Garden development. Extending to 64sq m (689sq ft), both bedrooms are doubles and the unit has a secure and designated parking space in the basement. The bright, C1-rated apartment lies close to many of the city's company headquarters and law firms, the Dart and Trinity College.



Bright, well located unit with private parking



Only one bathroom

Country



Address: Brookhill Lodge, Barrowmount, Goresbridge, Co Kilkenny

Agent: Sherry FitzGerald McCreery

Lying on more than three acres, this three-bedroom cut-stone house dates back to 1753 as the stewards' house for the nearby Barrowmount House Estate. Upgraded over the years, it extends to 135sq m (1,453sq ft) with exposed internal walls and open fires. All front windows have recently been replaced with double-glazed sash types. Outside, two adjoining paddocks straddle its driveway, and there is a stream on site. Raised beds, neat lawns, a vegetable garden and orchard will be a plus for green fingered enthusiasts.



Lovely old stone house with room for a pony



Minus: Ber of E2 will need addressing

fic. Both bedrooms have fine built-in wardrobes and there is also extra storage in the hall lying between them. But any fears about a dearth of storage will be allayed by the huge utility space in the basement, with a wall of open shelving and what is really a second kitchen fitted out on top of laundry appliances. Opposite the laundry room is a basement living area/media room, well lit from above thanks to more glass panels and an ideal retreat for watching movies.

The garden is on the smaller side but is extensively planted with bamboos, ferns, tumbling roses and an acer, all bounded by an old stone wall. The house has a Ber of C1 and should appeal to those in search of an architectural gem in the heart of Rathgar that will be perfect for entertaining. It is now on the market with Owen Reilly, seeking €1.1 million.