

Impressive 19th century Georgian residence in heart of south Dublin

Marino Park House in Blackrock offers 279 square metres of space with elegantly proportioned reception rooms and a host of period features, writes **Tina-Marie O'Neill**

Built in about 1830 and home first to the Reverend RH Dixon, Rector of Booterstown, Marino Park House off Mount Merrion Avenue in Blackrock in South Co Dublin has come to market for sale with Colliers Ireland guiding €1.85 million

The impressive 19th century Georgian residence is tucked away off the avenue within the Marino Park at The Elms development built on the grounds around it.

The house made headlines in 2000 when the two elderly Blackall sisters, lifelong but penniless residents, lost their battle to remain in it.

Today, the grand, double-fronted home of some 279 square metres retains its elegantly proportioned reception rooms and period features including window shutters, cornices embellished with simple decorative mouldings, and an impressive solid feature entrance hall door with a window fan light.

Meanwhile, its current owners have added contemporary touches including a modern kitchen and deluxe bathrooms.

Period charm is evident from the smart front door with an overhead fanlight and the solid timber floors, high coved ceilings and feature arch in the entrance hall leading to an inner hall and staircase beyond it.

To the right is a graceful living room with a handsome marble fireplace, a wood-burning stove and feature bay window, high ceilings and large dual aspect windows and doors to the garden, which enjoys south-west, all day sunshine.

To the left there is a formal draw-



One of the four substantial bedrooms



The kitchen/dining area with maple units



The living room with large dual-aspect windows



Marino Park House in Blackrock, Co Dublin has come to market and is guiding €1.85 million



The formal drawing room with marble fireplace



The study with a wall of fitted bookshelves

ing room with another marble fireplace, also enjoying lovely morning sunshine.

Next door is a comfortable study with a wall of fitted bookshelves and french door access to a wrought iron 'Juliet balcony'.

At the rear of the property, the bright, fully-equipped family kitchen/dining room has cool, crisp lines with a maple finish to the units and engineered quartz stone worktops with a matching island/breakfast bar. French doors lead from here to the rear garden.

There's also a large utility room and guest WC off the kitchen.

The feature staircase leads to upstairs where there are four substantial bedrooms, one of which benefits from an en suite shower and walk-in dressing area.

There is a large luxury family bathroom en suite off one of the bedrooms which boasts a feature stand-alone bath and separate step-in shower and which is also accessed from the landing.

Outside, the rear walled garden is well-stocked with colourful plants, box hedging and an array of specimen trees. The south-west facing garden is low maintenance, laid out mostly with paving and

gravel texture stones and enjoys complete privacy. There is a terrace and rear pedestrian access.

The front of the house also has mature, landscaped planting and two designated car park spaces. A management company is in place and an annual service charge of about €1,565 applies.

Mount Merrion Avenue runs from the N11 Stillorgan Road to the Blackrock Road. There are excellent public transport facilities nearby including the Dart at Blackrock, a 17-minute walk away, and the Stillorgan Quality Bus Corridor along the N11 making

for a speedy commute to Dublin city centre.

There is an abundance of primary and secondary schools close by as well as UCD Business School, Michael Smurfit's UCD Graduate Business College and University College Dublin, Belfield.

Blackrock Village has a myriad of amenities on offer, including two recently refurbished shopping centres, gourmet eateries and speciality shops. Carysfort Park and grounds and Blackrock Park are located within walking distance.

For more details contact Colliers at 01-6333764

Leeson Street four-bed to warm the heart of a tasteful townie

The period home at No 124 is within walking distance of Grafton Street, and marries the old and the modern beautifully

BY TINA-MARIE O'NEILL

Property buyers in Dublin come in all forms. Some prefer the draw of thriving suburbs, others to be near the sea, and then there's the 'townie' who has to be at the heart of the city, close to their place of work and no need to wait for a taxi, thank you.

For those buyers, Lynam Auctioneers has a beauty for sale at No 124 Upper Leeson Street, a refurbished four-bedroom home of 201 square metres in turn-key condition and guiding €1.495 million.

Within easy walking distance of Grafton Street, No 124 is part of a Regency terrace on the island near Leeson Street Bridge and is close to a host of transport links and amenities. Residents are also spoilt for choice with a selection of excellent primary and secondary schools in the area.

The house has been extensively renovated and restored, while respecting its period heritage by retaining the intricate ceiling plasterwork details in its high ceilings, sash windows – some of which retain the original shutters – picture and dado rails, impressive fireplaces, and a handsome mahogany staircase handrail.



No 124 Upper Leeson Street in Dublin 2



The modern high-gloss kitchen with stainless steel-topped island unit; below: one of two reception rooms



All this, yet 21st-century living is taken care of with a modern extension incorporating a large, state-of-the-art kitchen and luxurious bathrooms. Tasteful, pale taupe carpets line the hall, reception rooms and bedrooms.

To the right of the entrance

hall are two generous interconnecting reception rooms, both with Victorian-style timber chimney pieces, ceiling roses and corncicing. The new, modern, high gloss kitchen at the rear is a vast space, divided in the centre by a stainless steel-topped island unit. Appli-

ances include a Smeg gas hob, Siemens dishwasher, Baumatic fridge and Miele oven, wall-mounted coffee maker and microwave. On one side is the dining area and the other, the kitchen with an adjacent, plumbed utility room and a guest WC.

The large glass sliding door across the back wall makes the garden an extension of the room.

On the first floor return is a double bedroom with an en suite shower room. There are three further bedrooms on the first floor, including the main bedroom which runs the full width of the house and has a marble fireplace and two sash windows overlooking the street.

The family bathroom is finished to a high spec with an extra deep designer bath. The fourth bedroom is at the top of the house.

Outside, cast iron gates open onto a path leading to the front door surrounded by a lawn and mature plants, trees and shrubs.

Accessed from the large glass doors in the kitchen extension, a low maintenance rear landscaped garden has a private deck area. More details are available from the agent at 01-2965374.

Five new A-rated town houses on offer in heart of Ballsbridge

BY TINA-MARIE O'NEILL

Well-heeled denizens after a trendy D4 postcode may have an interest in a choice of five new town houses on sale with Owen Reilly and situated in the middle of Ballsbridge in Dublin.

The A2 NZEB-rated homes at 12 to 16 Emerald Cottages off Grand Canal Street Upper are priced from €980,000 for the mid-terrace house to €1.1 million for the end-of-terrace units with larger gardens.

The architecturally designed homes are located on a quiet cul-de-sac and extend to about 140 square metres laid over three levels and each with a sheltered carport.

Each unit comprises an entrance hall with engineered herringbone floors and a feature beech staircase with storage underneath. Also off the hall is a plumbed and wired utility room.

At the rear of the hall and looking into the rear garden is a double bedroom with built-in wardrobes and an adjacent wet room. A hot press and rear door access to the private garden with a patio area and low-maintenance artificial lawn complete the ground floor level accommodation.

The dual aspect kitchen/dining/living room at first floor level features timber floors and incorporates a home office space.

Sleek, handle-less, stone coloured units and a matching island are by Kube Kitchens and incorporate a full range of integrated Siemens appliances.

The living area features a Kube designed TV bookcase and storage unit to complement the kitchen. It includes open and enclosed wall storage, deep pull-out base units and a home work station with an integrated desk and drawer unit.

Herringbone floors make



Nos 12 to 16 Emerald Cottages off Grand Canal Street Upper are priced from €980,000



The dual aspect kitchen/dining/living room



A home work station with integrated desk and drawer unit

their return on the third level in the two double bedrooms, one of which has fitted wardrobes, the other a walk-in wardrobe.

The fully tiled en suites include a full bath suite with an overhead shower in one and a step-in shower in the other. A storage room completes the accommodation at this level.

The homes are walking distance to town and convenient to the Dart, Port Tunnel, Go Car, Dublin parks and car hire.

The cottages are close to the capital's finest amenities, including the Aviva Stadium, Grand Canal Dock, the Bord Gáis Energy Theatre and the RDS and a choice of stylish cafés, gastropubs, restaurants, fitness studios and sports clubs.

The neighbourhood also offers a range of excellent schools and universities and is adjacent to Grand Canal Dock, the engine of Ireland's economy and home to many major employers and multinational corporations across diverse sectors such as financial services, technology, legal and professional services, pharmaceuticals and aircraft leasing.

For more details contact the agent at 01-6777100.