

TRADING UP

We scan a selection of trading up homes around the country



Ballintemple, Cork
€285,000

Size: 102 sq m (1,100 sq ft)	Bedrooms: 3
Bathrooms: 2	BER: E2

The views from 69 Maryville, a semi-detached bungalow in Cork's suburban Ballintemple are currently undergoing a bit of an upheaval — there's lots of changes afoot by the nearby former showgrounds lands, while the GAA's Páirc Uí Chaoimh stadium is currently disappearing before visitors' eyes: it's being demolished, set to be replaced by a far fancier stadium.

No 69's up on a slope, north facing over the former Showgrounds, looking towards the Marina and Tivoli beyond. When the stadium is redone, it will be joined by a new and significantly enhanced public amenity park, with the Atlantic Pond at its centre. It's all going to be right on the doorstep of Maryville, with occasional parking pressures for events a small enough price to pay for the greater good and facilities to hand.

Last sold back in 2008, No 69 is now priced at €285,000 by agent Brian Olden of Cohalan Downing, who says it's in good condition, and will suit a variety of buyers. It has 1,100 sq ft, one of its three bedrooms is en suite, it has two reception rooms, and is reasonably fresh, with double glazing, gas central heating, off-street parking, gardens front and back, with side access with block-built shed.

Some of the neighbours have done attic conversions, and the back is south facing

VERDICT: Ballintemple's amenity value is about to shoot up.



Drimoleague, West Cork
€245,000

Size: 174 sq m (1,835 sq ft)	Bedrooms: 4/5
Bathrooms: 2	BER: E2

Lots of homework and domestic science have gone into the changes at this inland West Cork pad, a couple of miles from Drimoleague, or a handy-enough drive to major towns like Skibbereen and Bantry for those who want to see the sea in this scenic coastal county area.

A former schoolhouse, this Clodagh house served as the local education centre up until the 1960s, and more recently was converted, and significantly upgraded to become a quite sizeable four-five bed family home, with space for hobbyists or after-school activities too.

Newly-listed with Michéal Duggan of Sherry Fitzgerald O'Neill in Skibbereen for its relocating owner, there's over 1,800 sq ft of quality and quirky space here, with mezzanine overlooking the 25' by 15' living dining room, and quite a bit of overhead accommodation, able to link to its sloping back garden on two levels thanks to a decking/bridge connection. That decking ties in to the first floor sun-room, which has unusual tall Veluxes on its sloping mansard-type slated roof. The former Clodagh Schoolhouse is on 0.9 of an acre, and comes with an 800 sq ft workshop with roller shutter doors, and three-phase power for those needing an extra power kick to run heavy motors, compressors or machinery.

Plus, there's a garage capable of taking up to four cars, so there's a chance to run a home business, or hobby work here: wood-working or metal work after-school grinds perhaps?

VERDICT: A class conversion



Murroe, Co Limerick
€275,000

Sq: 195 (2,100 sq ft)	Bedrooms: 5
Bathrooms: 2	BER: C3

A little different from the average five-bed trade up, this property at Murroe in east Limerick has a few design features which make it stand out from the crowd.

Red decorative fascia boards, lead-effect glazing, a ribbed, brick effect frontage and fan shaped windows with quoins combine to give it a very distinctive appearance.

Selling agents GVM in Limerick are seeking offers of €275,000 for the 2,100 sq ft property which was built in 1987. Auctioneer John O'Connell says it's a well-maintained family home which is located two kilometers from Murroe village.

Accommodation at ground level includes a sitting room with a bay window, as well as a kitchen with pine fitted units, and timber ceiling and flooring.

There's also a family room, a study and a tiled sun room looking out on to the back garden. A carpeted room at the rear is described as a dining room but is currently occupied by a baby grand piano.

The property has a bathroom and five timber floored bedrooms, all with built in wardrobes. The master bedroom also has an en suite. Fitted with double glazed windows and oil-fired central heating, the house has a good C3 energy rating. The gardens, extending to almost three quarters of an acre. There is a large detached workshop.

VERDICT: Plenty of space.



Kilcummin, Kerry **€285,000**

Bramble Cottage at Kilcummin near Killarney combines the prettiness and charm of an old world property with the space and facilities of a modern bungalow.

Designed and decorated to resemble a cottage, it has attractive flower-filled gardens on the outside and an old style interior with cornicing, some timber panelling and a kitchen with a range. But despite the cozy décor, this is a 2,000 sq ft five bed dormer bungalow with solar panels and a C1 energy rating.

Guiding at €285,000, it's on the market with Property Partners Gallivan who say the 2002-built property is full of character and charm and is located less than three miles from Killarney.

To the front there's a timber-floored lounge with timber

flooring, a bay window with a fitted seat, a stove and a wall of bookcases. Beyond this is a spacious kitchen/dining/living area with white painted oak units with a Range-master dual cooker and granite and teak worktops. Off the dining area is a small sunroom.

At ground level there's also a utility room, a shower room and three bedrooms including one en suite.

Lit by Velux windows the landing has bookshelves and is used as a study. There are two upstairs bedrooms including one with a walk in wardrobe and an en suite.

Set on a site of almost a third of an acre, Bramble Cottage has well-tended gardens and a raised south-facing patio with river and mountain views. It also has a garage and a large workshop.

Sq m: 185 (2,000 sq ft)	Bedrooms: 5
Bathrooms: 3	BER: C1