

# TRADING UP

We scan a selection of trading up homes in city and country



**Ballincollig, Cork**  
**€345,000**

|                                    |                    |
|------------------------------------|--------------------|
| <b>Size:</b> 116 sqm (1,278 sq ft) | <b>Bedrooms:</b> 4 |
| <b>Bathrooms:</b> 3                | <b>BER:</b> B3     |

TICKING a lot of boxes for families looking for a four-bed home is 27, The Green, in popular Coolroe Meadows.

The four-bed semi-d is guided at a reachable €345,000, and is in good order overall, with varnished wood floors in bedrooms, hall and rear family room, which has patio door access to a west-facing back garden.

The c 1,275 sq ft home's other, front sitting room is carpeted, and has a wood-burning stove, while there's also gas central heating, double glazing, and a very credible B3 BER so should be a manageable pad to keep cosy.

Selling agent Brian Olden of Cohalan Downing says Coolroe Meadows is one of Ballincollig's more sought-after settings, and has easy access to the bypass road for commuters as well as being close to the town's services.

The estate was developed by O'Brien and O'Flynn from the late 1990s, and internal layout at No 27 is quite true to the original layout with separate receptions, a 19' by 9' kitchen/breakfast room, utility and guest WC all at ground level.

Up above are four bedrooms with one en-suite, and there's Stira access to the loft.

Externally, there's a small front lawn, off-street parking, and side access to the west-facing garden which has hedge boundaries, plus a shed.

**VERDICT:** Straightforward package



**Douglas Village, Cork**  
**€405,000**

|                                     |                    |
|-------------------------------------|--------------------|
| <b>Size:</b> 140 sq m (1,500 sq ft) | <b>Bedrooms:</b> 3 |
| <b>Bathrooms:</b> 3                 | <b>BER:</b> D2     |

Occupying quite a market niche for itself is the Douglas Close L-shaped scheme of three-storey, upmarket townhouses, right in the very heart of the suburban village, about 100 metres from the Fingerpost, and a few hundred metres also from not one, but two major shopping centres, as well as a host of cafes, diners and bars.

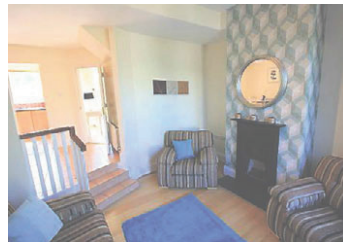
Built in 1998, they're always popular with investors, and rents advertised range from €1,650 to a new listing this week with a hefty €2,000 a month sought.

They've got an appeal as well as traders-down, despite being three storeys tall with just one bedroom on the middle level, and they are showing signs of price recovery also.

The extended and upgraded mid-terrace No 11 was recorded as a sale earlier this year at €446,000, and now No 17 is guided at €405,000 via agent Mark Rose of Rose Property Services. It's a more standard offer and layout than No 11 was, but, it is end-terrace, with its low-maintenance corner site backing onto the road passing by Douglas Court to the Fingerpost. It has c 1,500 sq ft, with first floor living room with bay window, first floor master en suite bedroom, and two more top floor dormer bedrooms plus another bathroom.

At ground, there's a living room, split level kitchen/dining room, utility and guest WC, and as the development is gated, there's service charges of nearly €1,000 a year.

**VERDICT:** Super convenient, and previously let to an Apple exec.



**Ballincollig, Cork**  
**€340,000**

|                                    |                    |
|------------------------------------|--------------------|
| <b>Size:</b> 125 sq m (1,349sq ft) | <b>Bedrooms:</b> 3 |
| <b>Bathrooms:</b> 3                | <b>BER:</b> B3     |

IT'S possible to guess from the colourfully landscaped outside front yard, that No 82 Coopers Grange is not your standard buy.

Once you cross the tidy threshold it swiftly reveals itself to be a lovely, personalised family home, complete with bright, 15' by 14' rear single storey extension, opening through sliding doors to a paved patio.

Now pushed to almost 1,350 sq ft, it's got great living accommodation and is in pristine order, a real stroll-in job.

Agent Norma Healy of Sherry FitzGerald has No 82 on open view today at noon, and Monday at 5.30 pm. Apart from overall appreciation of this above-standard buy, she's expecting oohs and aahs, and requests for the code of the distinctive turquoise colour on the walls of the kitchen, a rooms which is set by the front entrance to the mid-terrace, three storey home.

Behind is a 17' wide by 12' deep family room/dining, and the new living room is further back, through pocket doors with a roof light overhead to get light deep into the core.

It has three bedrooms over the next two level above, one en suite, and to the back is a small, but smart, paved easy-keep walled yard. Attention to detail is evident: even the timber shed has pvc guttering and downpipes, to keep the paving crisp!

**VERDICT:** Neat as a pin.



**Myrtleville/Fountainstown, Cork** **€350k**

|                                    |                    |
|------------------------------------|--------------------|
| <b>Size:</b> 3,200 sq ft/0.07 acre | <b>Bedrooms:</b> 4 |
| <b>Bathrooms:</b> 4                | <b>BER:</b> N/A    |

A compact, cliffside property has ocean, and views of the mouth of Cork harbour to sate any sea-salt's whims. It has full planning permission for a replacement contemporary new-build, for a four-bed, over-basement home dug into its sloping site above Poulgorm bathing and diving spot.

Listed at an equally elevated €350,000 with agent Cian O'Donoghue of Lisney is this perch on the Coast Road between Myrtleville and Fountainstown, just around the headland from the well-regarded Bunnyconnellan bar and restaurant near the local beach.

There's the base, plus old chimney, left of an earlier bungalow which was damaged by fire, and was pulled down for safety's sake: the replacement design is by architect Conor O'Sullivan of COSA.

There's only about a half-dozen houses in this stretch between the Coast Road and the sea. One nearby, Ceann Mhara, sold in 2015 on a much larger site for €560,000, nearly €200k over its asking price and is due to be replaced by an architect-designed new build. The early 1900s gem Atlantic House, which had been part of the 1903 Great Exhibition, made €680,000 last year. Location is a short drive from Crosshaven and Carrigaline, and just over 20kms from Cork city and airport. While a small plot like this Lisney offer might suit a 'lock up and leaver' buyer, the recent profile of house and site purchasers locally is full-time use, or retirement home.

**VERDICT:** build costs for 3,200 sq ft on this site will outweigh site purchase.