

Sunday Independent

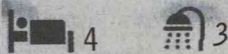
GOLFERS' DELIGHT



Left, 16 Avonmore in Foxrock. From top, Pat and Carmel Craig; the drawing room and adjoining dining room; the kitchen.

16 AVONMORE
Leopardstown Road,
Foxrock, Dublin 18

€1.1m



Era: 1970s

Size: 236sqm

Agent: DNG (01) 283 2700

Viewing: Strictly by appointment

The field that was eventually developed into Avonmore — a development of 26 houses — and neighbouring Foxrock Manor in Dublin 18 had originally been owned by one-time president of the Foxrock Golf Club, George Gillespie. It was part of his land at Glensilla and formed the boundary to the second fairway. George offered the field for sale to the club for £4,000 but they rejected the proposal as it was deemed “an unnecessary expense”.

The land was later sold to developers but the scheme ran into difficulties and when the sites were sold off individually, Pat Craig and his wife Carmel snapped one up.

Pat, a retired insurance broker, knows all about the property market from the inside out. He has spent a lifetime acting as broker to the industry, including members of the

Construction Industry Federation and the Royal **Institute of the Architects** of Ireland.

So when it came to commissioning an architect, Pat knew exactly who to call. The man of the moment was Padraig Murray of Costello, Murray & Beaumont who, in 1966, had designed Ireland’s first shopping centre at Stillorgan — a spot opened with great fanfare by Dickie Rock. Murray drew up the plans for the two-storey four-bedroom house on a corner site and the couple and their three children moved in in the early 1970s.

Back then, No 16 backed onto open fields. “The land behind our house was owned by the McInerneys, the builders. Their cattle would wake us up in the morning, leaning over the fence,” recalls Pat. Today, those fields are home to the Kelston development.

“We had a TV room with a flat roof, so we would sit up there with a G&T and watch the golf,” says Pat. There are tales of golf balls found in a neighbour’s swimming pool and in nearby gardens. “Eventually, the club planted all those trees as a screen,” he says, and the course was lost to sight.

As the family grew, they extended to the rear of the house which now has a good-sized kitchen/dining area with picture windows overlooking the sheltered back garden. There’s a large drawing room/dining room for more formal entertaining, a utility room off the hall that could be reconfigured into a guest WC and, off the dining room, there is a study, WC and large storage area.

Upstairs, there are four bedrooms, two with en suites, and a family bathroom with a double shower. The front garden is beautifully planted and has room for two or more cars to park. In

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all, there is everything that a growing family could need, including good local schools, easy access to the N11, M50 and the city centre, and a short stroll to Foxrock village.

The Craigs' children have flown the coop now and Pat and Carmel — childhood sweethearts — are ready to embark on the next stage of their life together. However, they are reluctant to leave Avonmore and all it has to offer. Instead, they have taken a slice off the garden to build a smaller house suited to their current needs. "A deluxe shed with a verandah," laughs Pat of the slickly designed build. It's a clever move in a market where properties for first-time buyers and downsizers are hard to find.

Words by Fran Power
Portrait by creativephotography.eu

BUYER'S GUIDE



Highest recorded house price in the area (past 12 months): €2,750,000 for Mangerton, Westminster Road, Foxrock, Co Dublin

RECENT SALES

€1,310,000 for 3 Avonmore, Foxrock, Co Dublin in November 2013
€725,000 for 12 Avonmore, Foxrock, Co Dublin in August 2013
€910,000 for The Willows, 24 Avonmore, Foxrock, Co Dublin in July 2012
€880,000 for 8A Foxrock Manor, Foxrock, Co Dublin in June 2016

NEIGHBOURHOOD NOTES

Area name: Foxrock in Dublin 18 comes from the Irish 'Carraig an tSionnaigh' and is situated in the council district of Dun Laoghaire-Rathdown.

Amenities: Avonmore is a mature development of one-off house designs in a long-established area of the sought-after suburb of Dublin. It's a 20-minute walk to Foxrock village with its cafes, shops, post office and petrol station. Situated next to the Foxrock Golf Club and near to Leopardstown Golf Club, this is the spot for sport lovers. Leopardstown Racecourse is also close by. There is a good sprinkling of schools with Loreto Convent Foxrock within walking distance.

Close to: Dublin Airport is 35km away; the city centre is 12km away.

Transport links: There are umpteen bus routes nearby including the 46A and the 145; Carrickmines Luas stop is approx 4km away.

Data sourced from Property Price Register