



Left: 23 St Thomas's Road is a detached home on 0.3 acres of mature grounds with ample off-street parking; right: drawing room with marble fireplace; below right: the kitchen/breakfast room has Shaker-style units and overlooks the rear garden



Handsome four-bed home in Mount Merrion with great potential to extend and modernise

Kalimna in south Dublin extends to 180 square metres, sits on 0.3 acres of mature grounds and is guiding at €1.5m, writes **Tina-Marie O'Neill**

Beautiful by name and by design, Kalimna in south Co Dublin is a handsome, four-bedroom family home that has just come to market with Knight Frank and is guiding €1.5 million.

Given the substantial property's convenient location close to the N11 and the fact that it offers oodles of potential to extend and modernise, this 180 square metre home is likely to draw strong interest.

Although Kalimna means beautiful in an Australian Aboriginal dialect of the Gunaikurnai people in Gippsland in south-east Victoria, the derivation of the name in this case relates to Kalymnos, a pearl in the Dodocanese chain of Greek islands in the Aegean Sea and the honeymoon destination of the first owners of the house at 23 St Thomas's Road in Mount Merrion.

The detached residence sits on 0.3 acres of mature grounds with ample off-street parking for multiple cars at the front and extensive rear gardens which provide plenty of space to consider an extension, (subject to the relevant planning permission), should a new owner require it.

Built in about 1931, Kalimna has



Kalimna's spacious entrance hall is floored in striking black and white, matched with painted panelled walls

Kalimna, 23 St Thomas's Road, Mount Merrion, Co Dublin
Price: €1.5 million
Beds: four
BER: D1
Agent: Knight Frank at 01-6342466

been the family home of its third and current owners since 1973.

The unusually wide garden is well set back from the road behind a wall,

with a large front garden offering significant privacy.

An arch leading to a sheltered front door with terracotta floor tiles opens to a wide entrance hall laid in striking black and white flooring, which has been matched with panelled walls in a stormy deep blue/green hue.

The hall incorporates a cloakroom and a guest WC and has a doorway at the rear leading to a central hall and staircase to the upper floor.

To the right of the entrance is a generous living room with a large bow window overlooking the front garden. The room has stained timber floors, warm stone-coloured walls, a

contemporary, open sandstone fireplace and a decorative ceiling rose.

The central hall incorporates a window overlooking the side garden, understairs storage and a recently fitted wet room with dark floor tiles and white metro wall tiles.

To the left of the hall is the kitchen/breakfast room overlooking the rear garden. The space has fitted Shaker-style base units with a matching cream Aga, full-height pantry units, cream floor tiles and hotpress.

The kitchen leads through to the converted garage which provides rear door access to the gardens and could be used as an additional living/dining room.

At the rear of the house is an impressive drawing room with a feature green and grey marble fireplace, taupe-hued carpets, sliding glazed doors opening on to the patio and a large picture window looking on to the side garden.

On the first floor there are four bedrooms, three with fitted wardrobes, and a newly fitted family bathroom.

The main bedroom at the rear of the house has a luxurious en suite shower room.

There is an abundance of storage throughout, including the large attic space.

Kalimna benefits from gas-fired central heating and has been substantially insulated throughout over recent years.

It sits on a particularly wide site, with the grounds laid out mostly in lawn with shrubbery and mature trees at the rear boundary offering significant privacy. On one side of the house is an enclosed and partially covered courtyard area.

St Thomas Road is within easy reach of neighbourhood shops on the Rise with more extensive shopping facilities at Stillorgan, Blackrock and Dundrum shopping centres located close by.

Local amenities include Deerpark, with its attractive woodland walks, children's playgrounds and tennis courts and Mount Merrion Football Club. It is also close to the UCD Campus at Belfield.

There is a good choice of schools in the area, and the convenient QBC and N11 make the commute to the city centre a swift one. The M50 is also within easy reach.

For more details or to arrange a viewing, contact either Guy Craigie or Pat Kenny at 01-6342466.

Comment

Would the Irish property market benefit from more formality?

David Johnson With a growing trend for sales fall-throughs after an offer is accepted, it is astounding that a buyer's word is all it takes to withdraw a property from the market



We have seen a frenetic property market in Dublin in recent years and incredible price rises for beautifully presented properties. However, on the flip side, there is a growing trend for sales fall-throughs after an offer has been accepted.

With no formal process in place when it comes to offering on a property in Ireland, and agents and vendors simply taking a buyer's word for it when they make an offer, the transaction is naturally vulnerable.

It is astounding that a buyer's word is all it takes to withdraw a property from the market and progress the transaction with the belief that the sale will complete.

Unfortunately, some buyers are offering on multiple properties at a time, going to the extent of getting to 'offer accepted' on two to three properties, which leads to fall-throughs further down the line. Given the sums of money involved in buying a property, from hundreds of thousands to millions of euro, this practice should be ruled out.

The lack of transparency and formality when offering on a property in Ireland is not acceptable in my opinion. Buyers who make multiple offers should be called out. If they say they are cash buyers, this should be proven in the form of confirmation from their solicitor. This is not a big request, and a buyer should happily oblige if they are genuine.

As property consultants, we implement a structure to reduce sales fall-throughs – saving time, money and heartache for vendors.

Buyers are asked to complete a simple form asking for proof of funds, solicitor details and certified proof of ID and address. If buyers are true to their word, this should be no problem.

Additional questions such as how long they have been looking for are also helpful to highlight how motivated buyers are. It's important to find out if they have offered on properties previously, and the reason for any fall-throughs.

All these questions will give the estate agent further reassurance that they are, in fact, a buyer that will go the distance. This type of due diligence is commonplace in the London market, where we also operate – surely the Irish property market would benefit from something similar?

Unfortunately, we find that many buyers here are opposed to filling out such a form, because they are not used to it and don't like the scrutiny. There can be a nervousness from buyers that by revealing their financial status, the vendor could then up the price of the property – something else which should be deemed unacceptable and not tolerated by the vendor's agent.

Communication between all parties in the buying and selling process is also key to ensuring a property purchase doesn't fall through, particularly between the estate agent and the conveyancing solicitors.

Regular contact with the conveyancing solicitors means you can quickly gauge how motivated the buyers are by the pace in which they are carrying out their legal affairs.

In London, it is acceptable for the acting estate agent to put in a call at least once a week with the solicitors to make sure things are moving promptly. Deadlines should be kept to, and solicitors must accept responsibility if they commit to taking on a client under such terms.

In London, we ask the buyer's solicitor to confirm they can work within the timeframes set out by their client, and if they cannot, then we request that the buyer instructs a solicitor who can.

Again, these kinds of practice should be commonplace here too.

Ultimately, a property transaction should be deemed a business transaction and treated in the same way. Due diligence and a written agreement should be insisted upon from the outset of a buyer's offer, and all parties should regularly communicate to progress the sale and meet its terms.

This would ensure fewer fall-throughs, which surely would be better for the whole functioning of the market and therefore beneficial to all.

“Some buyers are offering on multiple properties at a time, going to the extent of getting to 'offer accepted' on two to three properties, which leads to fall-throughs further down the line”

The dos and don'ts of oak floors

BY CHARLIE HAMILTON

Hardwood flooring has been used in properties for centuries and even though there are several flooring options on the market now, it remains a popular choice among homeowners.

Engineered and solid wood flooring is known for its natural beauty and impressive durability and is generally easy to keep looking its best. However, there are some key dos and don'ts that all homeowners should be aware of when installing hardwood flooring.

Oak: where does it come from?

Two types of oak are widely used in interior design, European and American oak, and they have distinct characteristics that distinguish them. At Canadia, we use oak from European mills for a number of reasons, chief among them being European oak's durability. It is a hard, heavy and strong species of wood against which all other wood types are compared.

This durability means it is less likely to expand and contract compared to its American counterpart and guarantees minimal signs of movement, splits and cracks once the floor is installed.

American oak is known for its clean and formatted appearance, which can some-



Charlie Hamilton, managing director of Tallaght-based wood flooring specialist Canadia

times look boring or quite stagnant.

European oak on the other hand has a really strong grain and takes treatments and colours very well. It is popular as it tolerates wear and tear well and can be sanded and re-oiled or varnished to bring it back to life.

Do use a vacuum

One of the best ways to remove dust, dirt and debris from your hardwood flooring is to use a vacuum, and it's crucial to vacuum regularly as debris can scratch and damage your oak floors. Sweeping floors with a broom usually just pushes the dirt into the cracks and crevices. It's more beneficial to suck the dirt up

Don't use abrasive shop-bought cleaners

There is a huge range of floor cleaning products on the market and it can be difficult to know which is best.

Ideally, avoid using abrasive cleaners on oak wood floors. Not only will these leave residue but they can also cause damage to the surface. Always research before you buy cleaning products and make sure they are safe to use on real wood flooring.

Canadia's own brand floor cleaner is great for removing daily dirt and grime, and bringing back natural shine.

Do re-sand your real wood flooring

One of the biggest benefits of

installing hardwood flooring is its longevity. If after a few years your floors are starting to look worse for wear, re-sanding them can help to restore their original beauty.

When you re-sand your oak wood flooring, you will simply be removing the top surface and any unsightly scuffs and stains. You can also re-oil and re-lacquer your floors, which can make a huge difference to their appearance and is always worthwhile.

Don't mop with too much water

Using a mop after vacuuming is a great way to get your oak wood flooring sparkling clean. However, lots of water can damage your flooring, so it's



Canadia Mountain River engineered white oak flooring

important to wring the mop out first. It's useful to leave a window open when mopping too, as this will help to speed up the drying process.

An extra tip is to use a microfibre mop rather than a steam mop: this will help to ensure you're not using too much water or cleaning products on your floors.

Do clean up spills straight away

Although hardwood floors are very durable and can withstand lots of day-to-day wear and tear, care needs to be taken with regard to spills. Water and other liquids can cause damage, so make sure spills are wiped up straight away with a paper towel or

cloth to prevent water rings and staining.

When to install oak wood flooring

During any construction or renovation in your home, installing solid oak floors should be the last item ticked off the list – after everything from installing a kitchen to painting and decorating – to avoid irreparable stains, paint splashes and scratches.

Charlie Hamilton is the managing director of wood floor specialist Canadia, which has showrooms in Tallaght in Dublin and a network of retail partners nationwide. For more inspiration or information on style, requirements and budget, visit canadia.ie.

David Johnson is founder and managing director of INHOUS, a Dublin and London-based residential property consultancy