

Dublin 8 €650,000

# Double the space in Dublin 8

Natural light the feature of this attractive, fully redesigned three-bed in turnkey condition

2 Gilbert Road,  
South Circular  
Road, Dublin 8

Description: Completely renovated and extended three bedroom house  
Agent: Owen Reilly

ELIZABETH BIRDTHISTLE

The renovation at 2 Gilbert Road is a fine example of a smart conversion and extension of an old house in the Tenders area of Dublin 8. It has almost doubled in size from 76sq m (818sq ft) to a generous 135sq m (1,453sq ft).

The property, which was purchased in 2011 for €285,000, is home to Pamela Fraher, a current affairs researcher with RTE, her husband Daniel Hanahoe and their two young children.

"When we bought it, it was a cold dark house with layers of wallpaper and mismatched carpets.

"It had a lean-to out the back and oddly enough the bathroom was located in one of the bedrooms," says Fraher.

At the time she was pregnant with their first child, so the couple gave the house a superficial renovation, where they painted the entire house after stripping back years of wallpaper.

Then in 2015 they began from scratch to give the property a complete overhaul.

"We gutted it, so much so that all we were left with were four walls and no roof. At the time I was in the middle of planning our wedding so it was all go; I would cycle to meet the builders on site at 7am, then head off to wedding places and finally get over to work."

Architect Kevin Johnson of DN Smith and Associates was tasked with the redesign of the property, which was done in conjunction with Fraher's late uncle Joe Clavin. "While Joe worked as a builder he had trained as a draughtsman, so had a really good sense of what could be done" recalls Fraher.



"We had mulled over ideas for the four years we had lived here, and what we really wanted was a double fronted house. Joe persuaded us to incorporate a garage into the design – and how right he was – as with two small boys the amount of

storage you need is incredible."

The property now has three double en suite bedrooms, with a further bathroom downstairs.

What is incredible is the amount of natural light that floods into all the rooms,

thanks to the large open plan space and huge sliding door that leads from the dining/kitchen area into the sunny garden.

This room has a particularly nice solid oak herringbone parquet floor laid by Mike Conne-

ly, who had honed his craft in Massachusetts before establishing his Irish business.

The couple are moving to be closer to Fraher's workplace at RTE.

"We really love the location, but with two small kids, Daniel's office in town and my work

at the other side of the city we are all going in different directions in the mornings."

The property, in turnkey condition, is on the market through Owen Reilly seeking €650,000.

Town & Country  
Two homes, one price

€255,000

Town



Address: 19 Hampton Wood Way, Finglas, Dublin 11

Agent: Leonard Wilson Keenan

Three-bed end-of-terrace house in a cul de sac setting with good parking. The well-maintained house has a large living-room complete with bar and wood-burning stove. Patio doors open to a fenced back garden complete with shed and wood store. Upstairs the main bedroom has an en suite while the two further bedrooms share a family bathroom.



Plenty of fitted storage throughout



Houses are packed tightly together in the scheme

Country



Address: Station House, Slieveberne, Listowel, Co Kerry

Agent: Horgan Properties

Meticulously restored former railway station with a long living-cum-dining room that incorporates the old station platform. The old railway line is soon to become the Abbeyfeale to Listowel Greenway, which will eventually become part of a 100 km Great Southern cycling and walking trail linking Limerick to Fenit. The 160sq m three-bed comes with an additional storehouse that could be converted to a home office or additional accommodation.



All the hard restoration work has been done



Exposed stone walls throughout could be chilly in winter

Dublin 6 €925,000

# Reimagined Terenure redbrick

15 Ashfield Park,  
Terenure, D6W

Description: A three-bedroom period redbrick remodelled and modernised for contemporary living  
Agent: DNG

ALANNA GALLAGHER

Ashfield Park is a secluded address just off Mount Tallant Avenue on the Harold's Cross side of Terenure. Its period redbricks were once part of the outer reaches of flatland rentals, but at this point most of these fine houses have been returned to use as family homes.

Number 15 was purchased by its current owners in October 2016 for €427,000, according to the Property Price Register, and they set about extending it and reimagining the layout to suit a modern family's needs.

The reimagining starts with a solid, draught-excluding front door by Higginbotham flanked by coloured glass panels from Rathmines Glass in the manner of the original. The hall is floored in a printed encaustic tile, and the ceiling heights are above three metres at this level.

The living room to the front is a pared back space, its chimney breast filled with a gas-fired stove with ceramic logs. The walls below picture rail level have been painted in Sulking Room Pink by Farrow & Ball. Above is the firm's Windborne, a soft white that works really well in period properties.

Where the changes to the original are most apparent is in what had been the dining room to the rear. This space has been carved up to give a good-sized internal guest toilet and adjoining utility room, both accessed off the hall, while the second half of the room has been incorporated into the large open plan kitchen/dining/living room to the rear.

Set a step above the rest of the room it is an independent space that can be closed off by a set of glass doors. It works as a home office or a small den for children.

The kitchen, designed by Robinsons Interiors in Belfast,



has soft white units that contrast with the warm grey units of the island cum breakfast bar that anchors the room.

The garden is sizeable and is divided into two distinct sections: a smart dining area with concrete seating, and behind planting is a shed and basketball hoop to the rear. The south-east-facing exterior has pedestrian rear access and extends to 65sq m/700 sq ft.

The house has three good double bedrooms, one on the hall return with a slick shower en suite and two more on the first floor that share a shower room.

The main bedroom is set to

the front and has a windowed walk-in wardrobe.

The property has cream painted timber sash windows to the front, while those to the rear are a deep anthracite grey. The house also has an attic room with Velux windows and a full bathroom under the eaves.

Measuring 179sq m/1,937sq ft, the property is seeking €925,000 through agent DNG.

Number 23 sold last September for €956,000; number 5 sold last August for €779,000 and number 1 sold in February 2019 for €685,000, according to the Property Price Register.

Co Dublin €595,000



# Two cottages, one home

2 and 3 Stoneview  
Place, Dún Laoghaire,  
Co Dublin

Description: Two terraced cottages amalgamated into one home with sunny garden  
Agent: Lisney

ELIZABETH BIRDTHISTLE

Stoneview Place is a small cul de sac of artisan cottages just off George's Street Upper in Dún Laoghaire. Numbers 2 and 3 were home to octogenarians Patrick and Elizabeth Larkin, who recently passed away.

Their lives, recounted by niece Hillary Byrne, were filled with adventure, where they lived each day to the full, skiing up until their early 80s and with Patrick cycling through the Alps at the age of 86.

"They travelled the world for a decade: first they took a bus from London and ended up in Afghanistan, and then spent five years on a boat in Cap Ferrat on the French

Riviera. They finally came back to Ireland in 1980 with a white left-hand drive Citroen."

The couple bought number 3 Stoneview Place "when they hadn't a bob" and just relaid the foundations in the artisan dwelling. Patrick, a pharmacist originally from Drogheda, established a chemist shop around the corner and Elizabeth, an artist and art restorer, set up shop in their home.

When number 2 next door came on the market, the couple purchased the house and amalgamated the two properties.

"Patrick really wanted to be an engineer, but the family were always pharmacists so he followed that career path. Because of his love of building he did most of the work in the house, and did it in quite a clever way so it could easily be divided back into two houses," recalls Hillary.

While it needs complete renovation, it is really a lovely space. The old stone walls in the main living room – now whitewashed – serve as a reminder to how old these cottages are, and the exposed

pitched roof gives an airy feel, with light shining through many Velux.

To the rear, and accessed from two doors at either side of the property, is a lovely sunny cottage garden filled to the brim with flowers and a knobbly Chinese Wisteria. There is also a lovely painted pergola with an inbuilt seat where Patrick and Elizabeth took their morning coffees.

In its current layout, the property has two bedrooms, two bathrooms, a sunroom and large open-plan living-dining-kitchen area. There is also a spacious room – warmed by a Godin stove – where Elizabeth had her art studio.

While a cosmetic overhaul would have it back in shape in no time, a good architect could work wonders in the space given its size at 145sq m (1,560sq ft).

Lisney is seeking €595,000 for the property – which essentially amounts to two houses. In 2017, Number 7 sold for €400,000, which was almost half the size and needed total renovation.