

Virtual viewing **Dublin 4 €395,000**

Ringsend masterclass in nano design

Custom-built carpentry brings clever solutions to a small Liffeside home

10 Pigeon House Road, Ringsend, Dublin 4

Description: Renovated and extended 61sq m (657sq ft) home with courtyard
Agent: Owen Reilly

ELIZABETH BIRDTHISTLE

When it comes to designing a home, one of the trickiest challenges is a limited space. Taking in light, flow and views are one thing, but marrying this with clever storage is one of the ultimate challenges for an architect.

At 10 Pigeon House Road, architect Alan O'Connell from OC Architects in Ranelagh was given the task of designing a new home with an existing house that measured just 43sq m/463sq ft. But beforehand, the owners – who purchased the property at the end of 2016 for €275,000 – had done quite a bit of homework on how best to use the limited space.

"We did a lot of research by looking at the marine industry to get ideas on how small spaces can be utilised, and we also went to Hong Kong to visit the Edge Design Institute as they are noted for nano design and making small areas work."

The Edge Design Institute founded by Gary Chang in 1994, is an award-winning design studio, which was recognised by DOMUS Magazine as one of the top 100 best architectural firms in the world.

What the couple – who are now trading up with their growing family – learned on their Hong Kong trip gave them ideas for their kitchen island, an office that converts to a bedroom in minutes, a hidden space for a piano keyboard, and bookshelves set into their staircase.

"Initially when we went to look at kitchens, we were told



that the space was too small to have both an island and a dining table, but working with our architect and joiner Gerry Farrell, we came up with a custom table attached to the island. It normally seats two but can open out to take eight.

"In addition, we learned by using good joinery how an office can become a bedroom by lifting up the desk top and pulling out a sliding bed that's concealed in the wardrobe."

For the piano – which is a full-sized keyboard – a very clever design plan was employed. It hides seamlessly under an oak frame on one side of the timber stove and when it is closed you would never know that it was there. Essentially all that remains of the original house – the pictures of which are still online – is the front facade, which has now been completely revamped. The rest is a new build, and the design by Alan O'Connell added an upper floor and courtyard, so the



property now measures 61sq m/657sq ft internally.

However working within small or non-standard spaces comes at a price and the majority of the fittings, including an-

gled glass in the courtyard, kitchen and bathroom had to be custom made.

This section of Pigeon House Road runs parallel to the river Liffey and also over-

looks the road leading to the East Link Bridge – a route that can be heavy with traffic at rush hour.

"While some architects and designers might say looking at the house externally that the Velux windows are not symmetrical, this was done on purpose so we would get the best views of the passing boats but not the road traffic," the owner says.

The courtyard to the rear also deserves a particular mention as it not only brings lots of light in via its south-facing aspect, but it opens through sliding doors to give a bigger kitchen for entertaining purposes.

This transformation of a dark cottage to a bright open-plan room downstairs, with a full bedroom, bathroom and a small office that transforms into a single bedroom for over-night guests is an excellent example of good design that really maximises space, light, storage and views.

Number 10, which is just a 10-minute walk from Grand Canal Basin and bordered by playing fields and tennis courts to the rear, is on the market through Owen Reilly seeking €395,000.



Virtual view **Co Wicklow €435,000**

Rocky Valley highs at Wicklow scene setter

The Lodge, Rocky Valley Drive, Kilmacanogue, Co Wicklow

Description: Refurbished and remodeled semi-detached cottage with large attic room.
Agent: Sherry FitzGerald

ALANNA GALLAGHER

High on a hill overlooking rolling Wicklow fields is a semi-detached cottage that, while seemingly pastoral, is plugged into some of the capital's busiest commuter links.

The owner of The Lodge, Rocky Valley Drive, works as a carpenter on set designs for the film industry, and spotted the property in 2016, when he purchased it for €253,000 in June of that year.

"The views were fantastic," he says. As well as rolling fields that run down to Avoca's original food hall and shop in Kilmacanogue there are views of the Irish Sea from the front of the property. The garden is bounded with pine fencing salvaged from the set of Penny Dreadful after filming wrapped. Prior to the coronavirus restrictions



the owner had just completed the set of The Last Duel, directed by Ridley Scott, and featuring actor Matt Damon who took up residence in Dalkey, Co Dublin for the duration of lockdown.

The entrance to the one-bed property is via a porch and small hall, off which the main en suite bedroom is located to the left. Steps lead up to the dining section of the kitchen, which features a fashionable mustard-coloured island and extends the length of the property to the dining area. The views can be enjoyed through windows extending the width of the room. From outside, the kitchen, painted a soft white, can be accessed directly via a

timber beam opening. These rustic posts featured on camera in Dracula's lair in Penny Dreadful. The kitchen is lit from above by a rooflight.

At the far end of the eat-in kitchen is a door leading to the living room which is up a step level. An internal window draws in dual-aspect light and the key feature here is the exposed granite gable wall. All the works were carried out by the owner and this is where he also installed a wood-burning stove. This side of the property runs along the side of Rocky Valley Drive. Another door opens to a small hall where there is a shower room and steps leading up to the charming attic room, and it's here

that the views can be best enjoyed. The east-facing garden gets lovely morning sunshine and is accessed via a granite patio and steps. The owner completed all the renovation and garden work, calling on friends for the plumbing and electrics.

The garden has two sheds for wood for the stove, one is filled with green wood that needs to dry out, and the other is stocked with seasoned timber that is ready for use. There is also oil-fired central heating throughout.

The property measures 86sq m/925sq ft, with an additional 16sq m/172sq ft of attic space. It is on the market seeking €435,000 through agent Sherry FitzGerald.



Take **5** for **€150,000**

Pat Hughes & Co is seeking €150,000 for this four-bedroom bungalow at Moneymore, Knockcroghery, Co Roscommon



Portugal Lisbon

Made for morning coffee the balcony of this one-bedroom apartment overlooks the city rooftops. The attic style apartment is in a pink painted period building within walking distance of Lisbon landmarks including the parliament and railway station. The iconic tram 28 trundles nearby and Cascais is a 30 minute journey away. The attic style apartment with sloping ceilings is colourfully decorated. Price: €150,000. Agent: jll.pt



Greece Skopelos



There's no car access to this detached one-bedroom house with sea views on the island of Skopelos, setting for the Mamma Mia movies. The 161 sq m property is set over two levels with a large storage area underneath the house. There's

a livingroom, kitchen and bathroom on the first floor with a steep staircase leading to the next level where there's a large bedroom leading to a terrace with spectacular views. Price: €150,000 Agent: en.spitogatos.gr

France Poitou Charentes



Renovated farmhouse located in a hamlet near the medieval city of Ruffec in the Poitou Charentes region of southwestern France. The four-bedroom out stone house has around 135 sq m of living space with a small part of the upper floor yet

to be renovated. The property includes a garden, a barn – part of which is thought to date back to the 11th century – additional outbuildings and a bread oven. Price: €149,500 Agent: french-property.com

Australia Broome WA



Set in the pearl fishing town of Broome on the northwestern coast of Australia, this three-bedroom house in the Cable Beach neighbourhood is a traditional build with a tin-topped verandah to the front. Inside, high pitched

ceilings hung with fans and terracotta flooring throughout keep the home cool during the tropical weather. The house is set on a good sized plot with space to extend, or add a pool. Price: €158,400. Agent: broome.remark.com.au

Two up...

+€50,000

23 Dollymount Avenue, Clontarf, Dublin 3-4 bed semi-detached house – up €50,000 (8.4 per cent) from €595,000 to €645,000 on Monday

+€55,000

2 St Malachy's Road, Botanic Avenue, Glasnevin, Dublin 9 – 3 bed end of terrace house – up €55,000 (13.9 per cent) from €395,000 to €450,000 on Friday

Two down...

-€75,000

2 Villa Park Avenue, Navan Road, Dublin 7 – 3 bed bungalow – down €75,000 (17.2 per cent) from €435,000 to €360,000 on Thursday

-€100,000

Southdene, Dundrum, Co Tipperary – 5 bed detached house – down €100,000 (24.4 per cent) from €410,000 to €310,000 on Monday

Source: myhome.ie



Property Clinic
Are we obliged to paint because the tenants request it?
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