

Dublin 4 €2.25m

Sleek finish at improved Sandymount semi

More than €400,000 has been spent refurbishing this home to suit a modern taste

Clydare, 63 Sydney Parade Avenue Sandymount, Dublin 4

Description: Architect designed modern refurb for five-bed near Sandymount strand
Agent: Sherry FitzGerald

FRANCES O'ROURKE

When a young couple who bought a three-storey red-brick in Sandymount moved in three years ago they hadn't planned to leave after just a few years. They paid €1.925 million for the house, then spent more than €400,000 refurbishing it to suit their taste for a very modern home.

But the two – with three young children – are originally from Castleknock and Lucan and subsequently spent three years of weekends on the M50, visiting family. Then came the Covid lockdown, which “brought home how important it was to be closer to family and friends” and it triggered the decision to sell.

Clydare is a 315sq m (3,390sq ft) three-storey five-bed semi and it's now for sale for €2.25million through Sherry FitzGerald. It is one of a pair of houses built near the Strand Road end of Sydney Parade in 2002, designed then with features similar to those of Victorian houses, including decorative corning.

The garden level's flagstone floor was removed and replaced with pale oak. Architects Bright Design extended the house slightly at the rear, turning it into a dazzling white open-plan space with a sleek modern kitchen/family/breakfast room. Stairs with strip lighting at the side (replacing a spiral staircase) lead to a glass-balconied mezzanine overlooking the family room area. Floor-to-ceiling windows and doors open out to the patio at the rear, while angled ceiling



windows make the entire space very bright.

A large Silestone-topped island unit, with seating and lots of storage space, is the main feature of the neat Porter & Jones kitchen, where work spaces and most appliances are concealed. The handsome grey marble splashback behind the induction hob is from Miller Brothers in Wicklow.

There's a separate walk-in pantry next to the kitchen, a good-sized utility room and a toilet, both floored with greyce-



ramic tiles, a storage room and at the front of the house, a large home office/gym – “post-Covid, by far the most valuable room in the house” say the owners. The family room has an electric timber-effect sealed fireplace in a raised hearth with a built-in TV above it.

The owners usually enter the house via a door at garden level from the side passage. The front door, up steep steps from the gravelled front garden, opens into the first floor hall off which are the



oak-floored living and dining rooms. Connected by double doors, and both with grey marble mantelpieces, they open straight into the mezzanine.

The owners have turned the mezzanine/dining room into a games room, with Fuzbol and a pool table. New owners might use it as a dining room with a bar – in the corner there's an enclosed sink with space underneath for a small fridge.

There's one small double bedroom with an en suite at this level and on the top floor

there are four more en suite bedrooms, two of them small doubles, one a single. The main bedroom has a smart, mostly-tiled, en suite installed six months ago with a large shower. All the bedrooms have built-in wardrobes.

The back garden, bordered by high walls, plants and shrubs, has a generous granite patio and an astro-turf lawn, perfect for their children, say the owners. There's room to park a few cars to the front, behind electric gates.

Dublin 4 €850,000

Suburban set-up with city perks

132 Ringsend Park, Ringsend, Dublin 4

Description: A vastly extended, four-bedroom semi with a south-facing garden that backs onto Ringsend Park
Agent: Owen Reilly

ALANNA GALLAGHER

Just one block in from Dublin Port's old sea wall, Ringsend Park is a quiet cul de sac that has turn-of-the-century artisan dwellings on the seaward side and mid-century semis lining the other side. These back on to Ringsend Park, a sizeable green space with all manner of amenities including running tracks, football and rugby pitches, and a basketball court, which number 132 overlooks.

The house offers a suburban set-up but is just minutes from Poolbeg Yacht Club and a 10-minute walk to the hustle and bustle of Grand Canal Dock, its theatre, hotels, bars and restaurants. It has a sizeable front garden, now laid out in gravel where there is space to accommodate off-street parking for up to four vehicles.

The semi-detached property was bought by its current owner when he was still a bachelor, and rented out rooms to similarly-single friends. Now that he is married with two small children the property has been extensively remodelled to accommodate the needs of his family. It now measures 150sq m (1,614sq ft) and has four bedrooms and three bathrooms.

The house opens into a hall, with a boot room set up for coats and outdoor shoes, and has a separate office and downstairs guest WC to the left.

Past the stairs and to the right is the large, open-plan living kitchen which overlooks the back garden and is floored in a warm-coloured French oak engineered timber.

The U-shaped kitchen is set to the right of this L-shaped space so it doesn't dominate the room. Yet there is ample cabinetry, all covered with quartz countertops to accommodate a family's needs.

There is a walk-in pantry, stacked with every ingredient a cook's heart might desire, with



a utility adjoining it where there is a side door directly outside and space to air dry clothes out of sight.

The living area is set around a Henly wood-burning stove, and there is glazed access to the garden's paved patio from here.

The rest of the garden is set out in lawn and abounds the park where you can hear the bounce of a basketball on the blue court to the rear. The space is absolutely private, although probably less so in winter, when the trees lose their leaves. Notwithstanding this particular seasonal difference, it does make you feel as if you're in the heart of the countryside even though you're only a block away from the East Link toll bridge.

There is a second living space to the front of the house, accessed via a pocket sliding door to the rear of the dining table in the kitchen, which offers a place for either the grown-ups or the kids to escape to.

Upstairs there are four bedrooms, three of which are good doubles and one single. The master has a windowed, en-suite shower room.

The property, which has an impressive B2 Ber rating, is seeking €850,000 through agent Owen Reilly.

Co Wicklow €1.35m



In the pink in Delgany

Ballydonagh Lodge, Ballydonagh Lane, Delgany, Co Wicklow

Description: Detached four-bed family home on five acres
Agent: Sherry FitzGerald

BERNICE HARRISON

The word “lodge” in a house name, especially in the countryside, does perhaps suggest an old property at the end of the driveway of a vast period house. Not so in the case of Ballydonagh Lodge in Delgany, Co Wicklow. It stands alone on its five acres and was built relatively recently – in 1972 by prolific author Peter Somerville-Lodge and his wife, Gillian.

They were looking for some peace and quiet and designed their new home, according to the agent selling it, to be reminiscent of a French country house. They didn't stay long in Ballydonagh moving on just four years after their build was finished to take on

an old property in Kilkenny at which point the present owners bought the two-storey 227sq m (2,443sq ft) house which from its elevated position enjoys sweeping and scenic views of the Little Sugarloaf, the Scalp and the Dublin Mountains.

The most unusual aspect of the layout is that access to what was originally the main bedroom – now used as a guest suite – is a spiral staircase that leads up from the kitchen to what they call the tower room, made up of a double bedroom and en suite shower room.

There is another staircase in the entrance hall and it leads to three further double bedrooms and the family bathroom. In the rear hall, an internal staircase leads down to a feature very popular with 1970s builds where space was not an issue – a large, in this case 24sq m, integrated garage. Given that parking is never going to be an issue in this home, it's a useful, secure and convenient space for all kinds of hobbyists. As for living space there is a sitting room with open fireplace; a room

which has been a playroom, home office and fifth bedroom in its time, and a bright spacious eat-in kitchen with windows on three sides, that opens directly into a dining room.

For families, a purchase of a property like this, in the countryside but within commuting distance of Dublin, tends to be a life-style move; there's enough space for pets, maybe a pony, and to allow keen gardeners the space to create their own vision in the garden county. There are two tennis courts – hard and grass – which shows quite the commitment to the game.

The owners did work in 2003, notably replacing the windows, and the house is now painted a striking pink. Some interior details are of their time – such as the stripped-pine ceilings – and so new owners will almost certainly redecorate throughout, as well as updating the kitchen and bathrooms.

Ballydonagh Lodge on Ballydonagh Lane is for sale through Sherry FitzGerald, seeking €1.35 million.