

Dublin 1 €425,000

# Reworked cottage hits high notes

With a villa-style layout, this two-bed artisan D1 cottage is full of modern comforts but retains its character

5 Emmet Street,  
North Circular Road,  
Dublin 1

**Description:** A two- to three- bedroom artisan cottage that has been contemporised by architect Tom O'Brien.  
**Agent:** DNG

ALANNA GALLAGHER

Fans of Ards Forest Park between Creeslough and Portnab-lath on Co Donegal's Wild Atlantic Way will already know the work of architect Tom O'Brien, for many a visitor has sheltered from the wind and rain in his thatched folly, Jeffrey's House, commissioned by Donegal County Council in 2014 for this sylvan seaside setting.

Situated at a natural pause on the boardwalk trail around the headland, the folly errs on the side of an art installation and is lovingly clambered over by kids of all ages.

The architect was recommended to the owners of 5 Emmet Street, musician Séan MacErlaine and artist Michelle Browne, when they wanted to contemporise their two-bedroom artisan cottage, which is situated just off Fitzgibbon Street in Dublin 1 (up the road from one of the city's best chippers, the Savoy). They have many architect friends and all suggested O'Brien, MacErlaine says.

And he has done a smart job adding creature comforts like insulation and the durable and slim-framed Velfac aluminium and wood composite windows, without losing any of the property's character.

Accessed via a set of granite steps, the house opens into a lofty hall where the ceiling height is 3.8 metres and where its owners make use of the space to hang their bikes from his and her pulleys – clever devices which they bought in one of the German supermarkets.

The ceiling height in the liv-



ing room, a good square-shaped room, is slightly lower at 2.9 metres and it has timber floorboards and an open fire. A work by Browne, a reimagining of the village of Manorhamilton in Co Leitrim, one of the big art communities outside the capital, hangs on the wall. This room could also be used as a third bedroom.

The property has a villa-style layout with steps descending to the broken plan living room and kitchen, which is set in the return to the rear. A large glass- and oak-framed sliding door softly closes the living room from the hall and another can shut the kitchen from the living space.

These are beautifully put to-



gether by Cillian Ó Súilleabháin, who was awarded the Design and Crafts Council Future-maker of the Year five years ago. There is a solid-fuel burning stove set into the very simple cast iron surround and birch ply sheeting covers the floor.

Below the dining deck is a secret space, a basement studio

building ruin. You can also see Pavée Point, a cut-stone Georgian building.

The kitchen is in the return, a space that has been widened by O'Brien, where there are Ikea units and lovely timber countertops by Ó Súilleabháin. Another door opens out to the garden where the party wall to the neighbour's house is low, giving lovely views all down the terrace. There is a utility area that you walk through to access the property's only bathroom, where there is a separate shower and bath.

Upstairs are two bedrooms, both big enough to fit a double bed. The main bedroom has wardrobes by artist Rory Tangney. The second bedroom is bedecked in primary blues with a cyan colour on the floorboards and a slightly darker shade on the walls. It is a simple and effective way of creating a punchy decor.

The property, which has a C2 Ber rating and measures 89sq m/957sq ft, is seeking €425,000.



Town & Country  
Two homes, one price

€525,000

Town



**Address** 41 Brookfield Green, Kimmage Dublin 12  
**Agent** DNG

Pretty three-bed semi-detached house in a cul-de-sac with 85sq m (914sq ft) of living space and a thoughtful layout with the kitchen cum diningroom to the front overlooking the street, and a sizeable living room spanning the rear of the house with patio doors to the garden and a wood-burning stove. There's off-street parking to the side of the house and space to the side for an extension.



Period good looks in a 1990s home.



The garden needs TLC.

Country



**Address** Belmont House, Cullahill, Co Laois  
**Agent** Savills

Handsomeness four-bedroom country house on 6 hectares (15 acres) that includes a substantial yard and outbuildings to develop as well as a two-storey gate lodge. Located near Durrow, the house has 464sq m (4,994sq ft) of living space full of Victorian features such as decorative tiled floors and marble fireplaces. There are several reception rooms, including a library, as well as a traditional country-style kitchen.



Literally shed loads of potential.



A lot of roof to maintain.

Dublin 8 €445,000

# Light and fire in old world city pad

Apartment 2,  
Heytesbury House,  
14 Heytesbury  
Street,  
Dublin 8

**Description:** Two-bedroom apartment in period house  
**Agent:** Felicity Fox

ELIZABETH BIRDTHISTLE

When searching for an apartment almost three decades ago, public servant Hugh Fahey had three requirements: an open fire, wooden floors and lots of light. He found that this apartment – which was converted 30 years ago – satisfied the list.

"The real reason I picked this place was for the light. Orientation is the one thing you cannot change about a property. Here the bedrooms – which are east facing – get the morning sun, while the living area and kitchen get the evening sun from the west. I had to put blinds in as at times – there is just so much light coming through the large sash windows," recalls Fahey, who has lived here for 29 years.

The open Portland stone fireplace, which is original to the property, was another reason for his choice, and will make this attractive for buyers as few modern apartments have open fires.

"I just love Christmas here, and over the years people have asked at Christmas drinks, 'is it a real fire?', as some people cannot get over the fact that an apartment has an open hearth."

The 80sq m (861sq ft) apartment sits on the middle floor of this period house, giving generous ceiling heights of 2.95m.

Two bedrooms, both of which are doubles, look over the street, with the living space overlooking the rear garden.

One of the benefits of the apartment, besides its location in the much sought after Heytesbury Street beside Portobello, is the fact that the old carriage entrance to the side of the property provides secure parking (one space for each of the three apartments in the



property) behind large gates.

There is also on-street parking through the residents' parking permit system.

Fahey is in the process of retiring to his native home in Cahersiveen, Co Kerry, and has placed his apartment on the market through agent Felicity Fox seeking €445,000.

Dublin 4, €420,000



# Stylishly revamped two-bed

2 Pigeon House Road,  
Ringsend,  
Dublin 4

**Description:** Renovated and extended two-bed cottage  
**Agent:** Owen Reilly

ELIZABETH BIRDTHISTLE

Number 2 Pigeon House Road is home to Martin Treacy and fiancée Susan Sweeney McDowell. The couple purchased the property in 2016 for €255,000, and decided to live in it before undertaking renovations – which were completed in 2019 – to get a grasp of what could be done to the house.

"We knew what was possible as we had been in other properties along Pigeon House Road, so once the finance became available we engaged architect Tadgh Casey to carry out the works. When we bought it, there was no upstairs and it had two small bedrooms on side, with a kitchen and living area on the other," says Treacy.

Now the property comprises a large open-plan space on the ground floor, accommodating the kitchen, dining and living area, with the two bedrooms and a bath-



room upstairs.

The couple also moved the courtyard to the rear – it was originally to the side with the kitchen wrapped around it. We really wanted that indoor/outdoor feeling and got it by moving it to the back. When the doors are open – as they were through the entire time of lockdown – you get really good sunlight, as it is south-facing and brightens up the entire room."

To lend a rustic feel, they incorporated a brick wall just inside the front door, and for entertaining purposes installed a gin bar under the stairs. All the joinery – the kitchen, wardrobes and cabinets – were built by Jim Browne of Browne's Kitchens and Joinery in Co Limerick – as Treacy is original-

ly from Limerick and Browne had completed work for other members of his family.

The property now extends to 68sq m (732sq ft) and would make a good alternative to city centre apartments, as it is self-contained and a short walk from the city and Dublin Docklands, with the added bonus of the courtyard and playing fields to the rear.

The couple are looking to move to a larger home, and have placed their home in turnkey condition on the market through Owen Reilly seeking €420,000.

During lockdown, Number 10 – just a few doors up – and slightly smaller at 61sq m went on the market seeking €395,000 and sold soon afterwards for €440,000, also through Owen Reilly.