

SUBURBAN PILE



Minimalism meets Victoriana

With ceiling roses and corncicing upstairs and clean lines downstairs, this period house in Dun Laoghaire needs no work, writes *Linda Daly*

There's an argument to be had that when you add an open-plan kitchen and dining room to the lower level of a three-storey period house, the living spaces at entrance level are left redundant. In her renovation of No 9 Royal Terrace East in Dun Laoghaire, south Co Dublin, the owner, a French interior designer, decided against this. Instead, she left the kitchen in the return.

She and her husband bought the house in 2017 for €1.05m and, although the previous owner had done some work on it, it was in need of a bigger revamp. After rewiring, replumbing and

upgrading the insulation, they had the sash windows draught-proofed.

At the garden level of the 294 sq m house, they reconnected a self-contained apartment to the main building and installed underfloor heating beneath a polished concrete floor. The design is classic minimalism but the house still has Victorian features on the upper floors.

The two formal reception rooms at entrance level are connected by an arch, and the original wooden floors have been treated with a dark stain. The kitchen has sleek white presses and an island.

There are two bedrooms on the first

floor. The main bedroom spans the width of the house at the front, and another bedroom with an en-suite bathroom is at the back. A third bedroom is at the top of the house, next to a shower room.

Future owners could turn the study at garden level into a fourth bedroom. A den, shower room and utility room complete the accommodation at this level.

Agent: sherryfitz.ie
They say: The garage could be upgraded to a recreation area or a home office, subject to planning permission.
We say: The house fronts on to the very pretty Royal Terrace square.

CITY SLICKER



Revamp cooks up kitchen space

This chic two-bedroom terraced house in Dublin's Stoneybatter has been extended to create a light airy room at the back, writes *Linda Daly*

It's less than 18 months since No 41 Carnew Street, in Stoneybatter, Dublin 7, appeared on the Property Price Register. The owner, Giuseppe, bought it in July 2019 for €450,000. His circumstances have changed – he's moving to Barcelona for work – so he has put the house on the market for the same price.

No 41 has had an eventful few years. When the previous owners bought it, in 2016, they embarked on a refurb, investing €80,000 in a small extension to the rear, installing a new kitchen and bathroom, upgrading the windows and fitting a new heating system. The result is

a “walk in and hang your hat” sort of home. The 76 sq m townhouse sits close to the centre of Carnew Street, which in 1998 had a brief brush with fame when it became the set for the Spice Girls' *Stop* music video. Built in the 1920s, the street is lined with brick houses, so there is a quaint feel about it.

The remodelled house opens into an entrance hall with a living room to the front and the extended kitchen, utility area and bathroom to the rear. It's unusual to find a kitchen of this size and shape in the workers' terraces around Stoneybatter, many of which have galley

kitchens. No 41 even has an island, and Giuseppe has turned the extra space, which has an outside roof light, into a second living area.

Upstairs, there are two double bedrooms and a guest lavatory.

On-street parking to the front costs €40 a year. The garden to the back is south facing, with room for a patio set.

Agent: owenreilly.ie
They say: Adjacent to the village of Stoneybatter with its array of restaurants, cafés, wine bars and boutiques
We say: You're less than a 10-minute walk to the Phoenix Park, too.

NICE MOVES THREE TO VIEW ONLINE THIS WEEK

CO WICKLOW ACRES OF WOODLAND SPACE

Kingshall, a three-bedroom house near Newcastle, in Wicklow, was built in 2001.

Much of the 206 sq m floor space is given to the living areas. On the ground floor, there is a large hall — with a sitting area — which leads to an open-plan kitchen and lounge on one side and to a drawing room and dining room on the other. A sunroom with triple-height vaulted ceiling sits beyond that and there's a utility room and shower room. The three first-floor bedrooms are doubles and the main bedroom has an en suite.

There's a pastoral feel to Kingshall, which sits on 2.2 acres with woodland areas, hedges and flower beds.

Agent: hjbyrne.com
They say: Within easy reach of picturesque Newcastle
We say: A virtual reality tour is available on YouTube, MyHome and Daft.



DUBLIN 4 APARTMENT WITH A TERRACE

Fitzwilliam Point is a gated apartment complex beside the River Dodder in Ringsend. Apartment 26 is a double-aspect one-bedder on the ground floor with its own front door.

It measures 55 sq m, which includes the bedroom, bathroom, a small kitchen and separate living room, with a decked, west-facing terrace. Owners have access to one underground parking space. The annual management fee is €1,600.

The development sits right beside Ringsend bridge and the village. Sandymount beach and Grand Canal Dock are both a short walk away.

Agent: lansdownepartnership.ie
They say: A very popular development with owner occupiers and investors alike
We say: There's a lovely walk by the Dodder towards the Aviva.



CO LONGFORD HEIGHTS OF DISTINCTION

Jane Meade, an architect in Longford, designed this dormer bungalow in Lisduff. Meade had fun with different ceiling heights in the 172 sq m home. The entrance hall has a double-height ceiling and leads to an open-plan kitchen, living room and dining room with a sloping roof over the living space and lower ceiling over the kitchen. Two sets of sliding glazed doors open to a deck.

There are two bedrooms on the ground floor. The upper floor has three, one with a built-in wardrobe and en suite shower room.

Agent: quinnbros.ie
They say: A garage to the side could be converted to further accommodation or home office.
We say: A relatively inexpensive paint job to the kitchen presses and wardrobes could brighten up the interiors.



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