

Co Dublin €835,000

Smart finish with designer flourish

Extended Blackrock bungalow with upgraded kitchen is in turnkey condition

**South Bank,
52 Ardagh Crescent,
Blackrock,
Co Dublin**

Description: Semi-detached bungalow extended in quiet location.
Agent: Lisney

BERNICE HARRISON

The bungalow in the Blackrock cul-de-sac at 52 Ardagh Crescent grew with the family who has lived here for nearly 30 years.

Its sale represents a lifestyle change for its owners, Rosie and Rob Johnson. During lockdown they discovered they could work remotely from anywhere, and a move at the start of the pandemic to Clifden encouraged Rosie to start her own interiors business, Provenance, in the popular west of Ireland town.

The interior designer, who specialises in antiques, fabrics and soft furnishings, had initially thought her new business would be online.

However, the chance to open up a bricks-and-mortar shop – and its instant popularity, particularly with staycationers last summer – prompted the couple to plan a move out of Dublin, while looking to buy a smaller base in the capital once the Blackrock home is sold.

They bought the bungalow – called South Bank – in 1993, nearly doubling its size two years later in the first major renovation, and then eight years ago extending again so that the house has 162sq m (1,743sq ft). This doesn't include the two large attic rooms – one with en suite which is used as the main bedroom; the other a family room. The conversion provided a substantial additional 71sq m (764sq ft) of space.

The work over the years, which included installing Rational triple and double glazed



windows throughout, brought the energy rating up to a B3. There are three other bedrooms and a large family bathroom.

Recent upgrades include a new kitchen – from Blackrock Kitchens – installed in 2017 in the open-plan ground-floor living area and there is also another

more formal living room overlooking the garden. Unsurprisingly, given that it is the home of an interior designer experienced in commercial

and domestic projects, it is in turnkey condition.

The semi-detached bungalow in the mature residential area has a garden wrapping

around the front, side and rear.

Lisney is selling South Bank, 52 Ardagh Crescent, Blackrock, seeking €835,000.

Town&Country

Two homes, one price

€395,000

Town



Address 73 Belmayne Avenue, Parkside, Balgriffin, Dublin 13
Agent Sherry FitzGerald

Like new, as the property was built in 2018, this three-bedroom 107sq m (1,152sq ft) semi-detached property is part of the Cairn-built Parkside development and comes with two car-parking spaces. A further benefit is the large attic, which can be converted for more accommodation – subject to planning.



Highly efficient energy rating of A2



The property will require planting in the rear garden for privacy

Country



Address Wood Cottage, Mill Road, Ballinlough, Co Wicklow
Agent McDonnell Properties

This delightful three-bedroom cottage is surrounded by superb mature gardens laden with colour and includes a fish pond and pathway leading to neighbouring woods for walks. Full of country charm, the 95sq m (1,022sq ft) house retains many period features and is the ultimate hideaway in the Garden County.



Magnificent gardens



BER of G may be an issue for heating costs

Dublin 3 €575,000 and €375,000

Renovated, rebuilt and refurbished in accessible East Wall

**25 West Road,
East Wall, Dublin 3**

Description: A three-to-four-bedroom semi-detached house in walk-in condition as well as pedestrian rear access
Agent: Owen Reilly

ALANNA GALLAGHER

Dublin 3's West Road runs along the commuter train line embankment and is just minutes from Newcomen Bridge via Ossory Road. This gives it an ease of access to Connolly Station, the Red-line Luas at Busáras and the off-road cycle path that takes you down to the Samuel Beckett Bridge, commuting options that other parts of East Wall do not enjoy access to quite as readily.

Number 25 is one of a pair of semis on a mostly terraced stretch and has an east-facing back garden.

When its owners bought it in April 2013, at the bottom of the market, it was in original condition and measured just 73sq m (775sq ft). They paid €89,000 for it, according to the property price register, and extended out, to the side and to the back of the house. The design was by Flavio Lombardo Architects.

Now double its original size at 144sq m (1,550sq ft), the house has been completely reimagined in its layout and is a fine three-to-four-bedroom home in an area where much of the housing stock is less than an average of 100sq m.

Extending out to the side allowed the owner to install a valuable ground-floor guest toilet and a roof light to bring in more daylight to the entrance hall. The rest of the entrance floor is set out in a broken-plan fashion with a roomy dining room and kitchen to the back, where there is direct access out to the east-facing back garden.

The Huenna-designed kitchen has a utility hidden to the rear that allows you to close the door on drying laundry and noisy washing machine spin cycles.

The perfect place to soak up the morning sun, the garden has low-maintenance paving and pedestrian rear access, as well as a graffiti tag by artist Dan Leo, who is represented by the Hang Tough Gallery. It



adds gritty urban flavour to the outside space, which was created by Boru Landscapes.

To the front is a decent-sized sitting room where the inglenook fireplace has been lined with a smart blue ceramic tile that brings in a decorative aspect as well as reflecting heat from the wood-burning Jotul stove back into the room. The original front door of the house remains in situ in this room and helps to narrate the story of its refurbishment.

Off the lounge is a room that could be used as a playroom, as the current owners do. But it would also work as a games room, a home office or a music room. It could be used as a downstairs bedroom too, giving you four bedrooms.

There are three bedrooms upstairs. The main bedroom spans the width of the house and comprises a walk-through wardrobe and shower en suite. The other two bedrooms share the family bathroom.

As well as looking smart, the house is toasty warm thanks to its impressive B3 BER rating.

Two doors away is number 27, an end-of-terrace house that came to market in September 2019, asking €475,000 with a D1 BER rating and sold last March for €490,000.

**46 East Wall Road,
Dublin 3**

Description: A completely renovated two-bed terraced house with converted attic
Agent: Quillisen

ALANNA GALLAGHER

East Wall Road runs along the Tolka river joining Annesley Bridge to Alfie Byrne Road. It overlooks Fairview Park to the front and the terraced houses have small but south-facing yards with valuable pedestrian and bike rear access.

The owner of number 46, a building surveyor, bought the circa 1935-built property in January 2015, paying €155,000 for it, according to the property price register.

"The house was in rag order when I bought it," he recalls. "It needed everything done to it." This included an insulated, steel-reinforced front door and triple-glazed uPVC windows to dial down the sound of busses and idling traffic as well as the rumble of the odd diesel train passing by on the adjacent rail line. He took up the ground flooring to install a damp-proof membrane with concrete atop

and insulated and dry lined the exterior walls. He also rewired and replumbed the property, and put on a new roof, adding new tiles to the front while reusing the old ones at the back of the house.

The front was soda-blasted to remove the pink paint that covered its pretty red brick exterior, and the black paint covering its granite windowsills. He estimates he spent about €150,000 on its renovation, availing of mates' rates from friends in the building industry and doing a lot of the manual labour himself.

All the hard work has delivered an impressive B3 BER rating to the 72sq m, two-bedroom house, which is now in mint condition.

The front room has an open fire with a reconditioned fireplace fitted with new tiles. The walls are painted in a deep blue, Mussel by Colortrend while underfoot is a jade green wool carpet, Scotch-garded to protect it from spills. He doesn't recall the brand but says the salesman told him it was the same carpet that David Beckham had in his home, although he didn't say which one.

He retained the original interior panelled doors and re-



placed some of the architraving matching it to the original upstairs.

The hall has a smart arch and the space is floored in a timber-look laminate, the same one that has been used in the dining room to the back of the house. Here some of the brick in the original chimney has been picked out to accentuate

the arch there, and storage has been installed below.

The kitchen is in the return. Set out in a C-shape it has a full-size fridge freezer, double oven and a five-ring hob.

The property's bathroom is on the return above and the main bedroom overlooks Fairview Park to the front and the green steel footbridge that has



you in this large open space in under a minute. While north-facing, the view is pretty impressive, especially when the tide is in.

There is a second double bedroom to the back and there is a further 13sq m of space in the converted attic that the owner currently uses as a home office. The views from the roof light

here frame the Dublin Mountains and many of the city's landmarks.

The property is asking €375,000 through agents Quillisen. Number 41 sold in April 2019 for €350,000 while number 28 sold for €325,000 six months earlier in November 2018, according to the property price register.