

MOVE



Stage is set for the showings to go on

With the curtain due to rise on viewings next month this Dublin home is ready to impress buyers, writes *Linda Daly*

There was a time when a Dublin 4 address would have represented the top of the ladder for the upwardly mobile buyer in the capital. In recent years, however, the postcode has had tough competition from neighbouring Dublin 6.

The latest Central Statistics Office figures bear this out. Last year the Eircode with the highest median price for houses sold was Blackrock, in south Co Dublin, but hot on its heels was Dublin 6 in second place. Dublin 4 was relegated to third.

The future owners of No 82 Marlborough Road will get the best of both worlds as the strip, which consists of period semi-detached or terraced houses, runs between Donnybrook Road and Sandford Road, in Ranelagh.

No 82, a three-storey Victorian house, has the Donnybrook (D4) address but it is at the Ranelagh (D6) end of the road. Both villages are within a five-minute walk.

The house is one of a group of three semi-detached pairs on the southern side of Marlborough Road. Dublin city council has put them on the list of protected structures – their classic Victorian features include full-hipped roofs, chimneys on the outer and central walls and granite steps rising to the front doors. The homes are two-bay and in No 82's case the sash windows come in a mix of two-, four- and six-pane.

No 82 has just come on the market through Hunters Estate Agent for €2.15million – it is the second time it has been offered for sale in the past four years, though it didn't budge the first time round.

In 2017 it featured in Move and I spoke to Michael A Doyle, the architect behind an extension to the house in 2000. He recalled how a previous owner had enlisted him to give what was then a down-at-heel money-maker – split into six flats with "hand basins and showers and pipes all over the place" – a refresh.

"Everything had been stripped out and our job was to return it to a single home, to put it back to what it looked like when it was built," Doyle said.

In the renovation the original shutters and plasterwork were saved, some of the brickwork was repaired, the floorboards were replaced with salvaged wood from an old warehouse in Belfast, and under-floor heating was installed at the entrance level.

On the ground floor Doyle designed a flat-roofed, curved extension with an open-plan kitchen/dining and living room. The bank of glass windows and doors in that curved shape allow the room to catch the sun as it sets in the west.

The house now measures 294 sq m.



The red-brick semi has off-street parking; the extension, below, was designed by the architect Michael A Doyle; the kitchen, bottom, has a granite-topped island

THE LOWDOWN

What it is: No 82 Marlborough Road, a five-bedroom early Victorian home. **Where it is:** Officially Donnybrook in Dublin 4, but an understandably confused Google Maps places it in "Ranelagh, Dublin 4".

Tell me more: It has five bedrooms – four of which are doubles and two of which have en suite shower rooms. The main level has the traditional interconnecting dining and living rooms, and there is an extended kitchen and living space at garden level, as well as a gym.

Like many of the houses on Marlborough Road, the original walls and railings were knocked down to make way for off-street parking – there is enough room for two cars in the front garden.

Price: €2.15 million

Agent: huntersestateagent.ie **They say:** The property enjoys a wide selection of specialist shops, restaurants and leisure facilities a short stroll away. St Stephen's Green is 2.5km away.

We say: Even better: the 32-acre Herbert Park is just up the road.

The entrance level has a traditional layout, opening into a wide entrance hall with interconnecting drawing room and dining room.

At garden level the kitchen, which was designed in 2002 by a previous owner who was a restaurateur, has a curved granite-topped island with a Gaggenau hot griddle, stainless-steel counters, gas and wok hobs and an extractor fan. A large electronically controlled roof light sits overhead. Also at this level are a gym, utility room, wet room, guest lavatory and two bedrooms, one of which is a single with deep wardrobes. The other, to the front, is a double.

There are five bedrooms in the house. The top floor has three good-sized doubles, all fitted with beech wardrobes and shelving. The main bedroom has an en suite shower room and there's also a separate shower room here and on the first-floor return. The original stained-glass window is still in place at the back of



“The garden is Japanese in style with water features, a rockery and two bridges

NICE MOVES THREE TO VIEW ONLINE THIS WEEK

DUBLIN 6 DITCH THE CAR AND USE THE LUAS

Off Milltown Road and next to a Luas station, Mount Saint Anne's is a development of more than 700 apartments. Cowper Hall, a four-storey building, has 44 homes and No 40 is a 90 sq m, second-floor, dual-aspect, two-bedroom apartment.

One of the bedrooms has an en suite shower room. The living/dining area and kitchen are open plan. There is also a utility room. The living room leads to a south-facing "winter garden" balcony, where the large window can be closed off to create another room in winter.

Agent: owenreilly.ie **They say:** The second bedroom has a fantastic work-from-home space. **We say:** There's a designated underground parking space but, with the Luas on your doorstep, you may have little need for a car.



€550,000

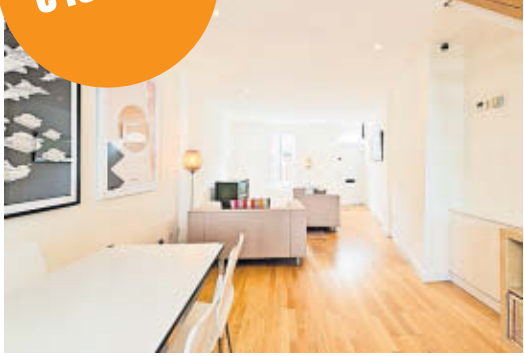
DUBLIN 4 SHORT STROLL TO BUSTLING BARS

Herbert Place in Irishtown has a hodgepodge of houses, including two period cottages. No 3 is the only buff-brick Georgian house on the strip.

It isn't huge, at 76 sq m, but it has been renovated and extended. The ground floor, which has underfloor heating, is open plan. Upstairs, there are two bedrooms and a bathroom. The northwest-facing back garden is decked.

A few minutes' walk away, though, are Sandymount Strand and Sean Moore and Ringsend parks.

Agent: allenandjacobs.ie **They say:** Grand Canal Square, Ringsend and Sandymount villages, with their selection of boutique bars, restaurants and shops, are within walking distance. **We say:** it will be handy for the pubs and restaurants in the area – when they reopen.



€450,000

CO WICKLOW GET CREATIVE IN THE GARDEN

This former miner's cottage, in Tigroney, Avoca, was renovated in 2019. New doors, floors, a kitchen and triple-glazed windows were fitted and underfloor heating was laid in more than half of the house. It measures 167 sq m and has four bedrooms, an open-plan living, dining and kitchen space with double-height ceilings, a bathroom and utility room. Two of the bedrooms have en suite bathrooms and one has a walk-in wardrobe.

The house sits on an acre plot with a large driveway, as well as a garage which, the agent says, could be turned into a home office or gym.

Agent: moovingo.com **They say:** It's on the outskirts of Avoca village, a great community and lovely village.

We say: Green-fingered types will have to get to work in the garden.



€430,000

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