

Dublin 8 €500,000

On top of the world in Dublin 8

Rialto duplex offers panoramic views of the city and beyond from rooftop terrace

69 Earls court, Reuben Street, Dublin 8

Description: Three-bedroom 11th and 12th floor duplex apartment with large rooftop terrace
Agent: Owen Reilly

ALANNA GALLAGHER

If you love light and space and want to enjoy 360-degree views of Dublin city's landmarks, then check out number 69 Earls court, a tri-aspect, three-bedroom duplex with 100sqm (1,076sq ft) of roof terrace.

Set over the 11th and 12th floors of this red-tile clad brutalist-style building, on a prime corner site at the junction of Cork Street and Reuben Street in Rialto, the property was designed by FKL Architects, built by John Paul Construction in 2004, and received a special mention in the 2006 AAI Awards.

Completely remodelled, the property is now an urbane pad ready for a city slicker to unpack his or her bags and look forward to post-pandemic drinks with friends on its impressive terrace. Extending to over 100sqm (1,076sq ft), from here you can see the Guinness buildings, the Dublin Mountains, and across the river to the Wellington Monument in the Phoenix Park and to Dublin Bay and Howth.

When its current owners purchased it in 2017, paying €375,100 for it according to the property price register, it had a Ber rating of F, even though sunlight seeps in on three sides. The installation of a new electric heating system has brought the energy rating up to a decent D2.

The property's open-plan living room, meanwhile, has been complemented by the installation of a smart new kitchen and grey flooring. The concrete grey-coloured units, designed by B Space, include a large silestone island-cum-breakfast



bar with hob and under-counter extractor that all help to create a sleek look.

From the dining area there is access to a balcony overlooking Cork Street. North-facing, from here you can see the Spire, the Poolbeg towers and the sea, a vista you can enjoy from the main bedroom.

The residence comes with a

separate utility room with space for a washer and dryer to sit next to each other leaving plenty of room overhead to install drying racks.

This additional room, which is far from standard in Dublin apartment schemes, means you can enjoy the rest of the living space, about 116sqm (1,250sq ft) in total, in the absence of the clutter caused by clothes horses laden down with bed linen and underwear.

The owner also revamped the bathrooms, three in total, so that these are now walled in metro tiles.

The property has three bedrooms, two en suite doubles and a single that is used as a home office or study.

A set of steps leads up to the terrace, via a sun room, which is glazed on four sides. This spectacular space gives a 360-degree vista of the capital. It features two levels and opens out to an anthracite-coloured composite deck, stepping down to an artificially grassed level. This terrace is just one of two at this level and is completely private. At least it was thanks to a hedge of Portuguese laurel that shielded it from the neighbouring terrace.

"You could have sunbathed naked there," the owner says, before conceding that the hedge was a victim of the second lockdown. The owner, who now lives on the west coast, couldn't travel to water the laurel and says it will take about a year to return to form. That said, the terrace itself remains ripe for socially-distanced gatherings when things improve.

While those trading down will be delighted to hear that the main body of the property is accessed via a lift, the terrace, one level above, is steps only. The annual service charge is currently just under €3,000 and the property, which is seeking €500,000 though agent Owen Reilly, has one car-parking space.

Town & Country

Two homes, one price

€295,000

Town



Address 137 Bangor Road, Kimmage, Dublin 12

Agent Sherry FitzGerald Sundrive

This two-bed mid-terrace house in Dublin 12 was fully renovated in 2013. The property was rewired and replumbed, in addition to the replacement of all windows and doors. Measuring 75sqm (807sq ft), the property has off-street parking, and lies on a convenient bus route to the city.



Bright renovated property



The BER of D2 is quite low

Country



Address Ballybrennan, Bree, Co Wexford

Agent DNG McCormack Quinn

Extending to 200sqm (2,150sq ft), this five-bedroom house is located just a short drive from the village of Bree, Co Wexford. Standing on gardens that stretch to an acre, the property, with a BER of C2, has views to Mount Leinster and the surrounding countryside.



A fine-sized house and site



There appears to be a half-completed shed in the rear garden

Dublin 13 €850,000

Sutton seaside cottage with big heart

22 Church Road, Sutton, Dublin 13

Description: End-terrace cottage with a large, dormer extension and a beautifully landscaped garden
Agent: Sherry FitzGerald

ALANNA GALLAGHER

Sutton in Dublin 13 offers ease of access to a range of amenities, including schools, shops and most of all the sea.

Number 22 Church Road is a double-fronted cottage whose single-storey front belies its size. The property last came to market in 2015 and sold for €365,000, according to the Property Price Register. Its new owner, architect Adam Heffernan, then felled every wall bar the gable and front facades to rebuild it almost from scratch, triple-glazing and insulating it throughout.

The front is now covered in a nap-finish render, and the cottage extended to the rear to create a modern, three-bedroom home of about 120sqm (about 1,292sq ft).

The end-terrace residence now has three double bedrooms, with one on either side of the hall, with original cottage windows and new Velux windows washing their interiors in light.

The third bedroom is to the rear of the left side of the home and it shares a Jack and Jill-style bathroom with a bedroom to the front.

This gives the main bedroom almost full use of the separate family bathroom, whose walls and floor are covered in large-format porcelain tiles.

The layout creates a clear divide between the accommodation and living areas and also factors in a utility room where laundry can take place out of sight and sound.

The rear of the property opens into a sizeable, bespoke kitchen of gloss white units with a grey trim. A reflective glass-silver tile with silver grouting, from TileStyle, is a feature of the splashback and it reflects back much of the sunlight that streams into this room. This area is very much the heart of



the house and extends to about 28sqm (about 301sq ft).

Beyond here is where the architect's fresh thinking is most apparent. He says that, in his last home, he made the mistake of having an open-plan kitchen breaking through to the family room. With two kids, he says it was "a disaster".

While the children are now grown up, this subsequent property has a private break-out space, a living room, itself about 25sqm, where he says you can "close the door and be entirely separate". This room overlooks the landscaped garden, which has a westerly aspect.

Both the kitchen and the liv-

ingroom have lofty 3.5m ceiling heights but have been cleverly designed so you won't see their pitched roofs from the front. The property is wheelchair accessible throughout, and features bespoke internal doors and walnut engineered flooring.

A useful side passage currently stores at least one kayak (for carrying just 50m to the sea). Situated just off Greenfield Road, the house is located across the road from St Fintan's church and within a five-minute walk of the shops at Sutton Cross. There is off-street parking for one car.

The cottage is on the market seeking €850,000.

Dublin 6W €825,000



Discerning owners' upgrade

10 Ashdale Park, Terenure, Dublin 6W

Description: Completely refurbished four-bedroom home
Agent: Mullery O'Gara

ELIZABETH BIRDTHISTLE

The old brochure for 10 Ashdale Park in Terenure is still online from when it sold through estate agent Gunne (now Quillens) more than a decade ago. On the cover the property is described "as an opportunity not to be missed" and that it was "priced accordingly at €550,000 due to the modernisation required".

The current owners took that challenge when they purchased and transformed the property, dating from the 1930s, into a lovely family home.

Since 2009, the windows have been replaced with double-glazed hardwood replicas, as has the front door, and the entire house

and attic have been insulated, which now gives the house a greatly improved BER of C1.

In addition to rewiring and stripping old fireplaces and features back to their original form, the house has new flooring in the form of solid oak parquet, which complements the soft pastel palette used in the two drawing rooms to the front of the property.

The new multizone heating system can be controlled remotely and has a 250-litre water tank – enough hot water capacity for five showers.

Set over two levels, there are four bedrooms upstairs, three of which are doubles, and the single bedroom has steps up to a small mezzanine for sleepovers and an extra play space.

Another play area is in the utility, where a space is smartly kitted out with lots of storage for children's toys and beanbags, as well as laundry facilities. This sits next to the large eat-in kitchen, complete with a stove and banquet seating.

A lovely feature in the interiors are two bow windows in the living

room at ground level and the principal bedroom upstairs, which give the rooms added interest and light.

While the rear garden – which has a southwesterly aspect – is not as big as you might expect, Terenure Sports Club is just around the corner offering cricket, soccer, rugby, tennis and children's camps over the holidays. This might minimise demands on parents as weekend taxi drivers ferrying children to matches and activities.

Ashdale Road is set back off Terenure Road North, and Number 10 is within strolling distance to the villages of Rathgar, Harold's Cross and Terenure. Between the three villages, there are an abundance of schools, cafes and independent eateries.

When it was last for sale, the brochure for Number 10 read that "it would be of interest to the discerning purchaser who could create a truly magnificent home". To give the owners credit they have done a lovely job, and their 134sqm (1,442sq ft) home is now on the market through Mullery O'Gara seeking €825,000.