

Dublin 7 €895,000 & €475,000

# Two property steps on North Circular Road

Pre-63 house restored to former glory as a family home, and smart two-bed villa has been turned on its head

## 227 North Circular Road, Dublin 7

**Description:** Four-bedroom house in turnkey condition with 87ft rear garden  
**Agent:** Sherry FitzGerald

ALANNA GALLAGHER

When the owners of number 227 North Circular Road bought it in 2010 for €550,000, according to the property price register, it was a pre-63 unit, subdivided into flats and in need of complete upgrading.

They lived in the protected structure for six months initially to get a feel for it before moving out to allow the experts in, adding luxuries such as under-floor heating at garden level and a small extension bringing lots of light into the now contemporary kitchen.

The owner, an engineer, had previously worked with grade 3 conservation architect Katherine Kelliher of practice Kelliher Miller, and hired her to oversee the project. She says an issue for this type of subdivided property is that they are often poorly ventilated. She installed a radon barrier and damp-proof coursing at garden level, refurbished the existing glazing and added natural, sheepswool insulation to the attic and between some of the floor joists to improve sound dampening between floors.

Accessed via granite steps, the walls and ceilings at entrance level are now picked out in shades of grey, tonally lightening from dark to light. It's a clever way to layer colour in a period property.

The interconnecting reception rooms have matching Carrera marble fireplaces, supplied by Clifford Fireplaces, and underfoot the New Zealand pine boards are stained in a rich manuka honey colour.

At garden level the owners installed a contemporary Nobilia kitchen with pale gloss units set in an L-shape and punctuated by an island. The sitting area is painted a zesty Jaffa orange.

Sliding doors open out to a courtyard bordered by weathered larch seating. The garden, which has vehicular rear access and a northwest-facing aspect, extends to 87ft (26m) in length. A room that could be a second bedroom or study is on the hall return and on the first floor is the main bedroom and another fine double.

The main bedroom spans the width of the property with its dressing area concealed behind a vertical half-wall. These two rooms share the large, dual-aspect bathroom which is on the return.

Situated at the Grangegorman Upper end of the North Circular Road, both front and back gardens have been spruced up by Arcadia Landscapes.

A mature strawberry tree to the front is now a horticultural landmark.

In turnkey condition the four-bedroom property, which extends to 250sq m (2,690sq ft), is seeking €895,000 through agent Sherry FitzGerald.



## 448 North Circular Road, Dublin 1

**Description:** Two-bed in walk-in condition  
**Agent:** Sherry FitzGerald

ALANNA GALLAGHER

In walk-in condition, number 448 North Circular Road is a two-bedroom, villa-style property where the layout has been flipped to put the bedrooms downstairs and maximise the light by installing the kitchen and living room upstairs.

Its owners bought it in 2016 for €340,000 when all the "dirty" work had already been done in the late 1990s by the now award-winning architect Eamon Peregrine when he was still an up-and-coming talent working for Buckley Partnership Architects.

Peregrine tore out the property's innards, opening up its pitched roof to create a vaulted ceiling, and left the vertical and horizontal steel supports needed to hold the building together exposed.

He also left an internal brick wall bare to bring in inter-

esting texture to the now open-plan living, dining, kitchen, into which the front door opens directly.

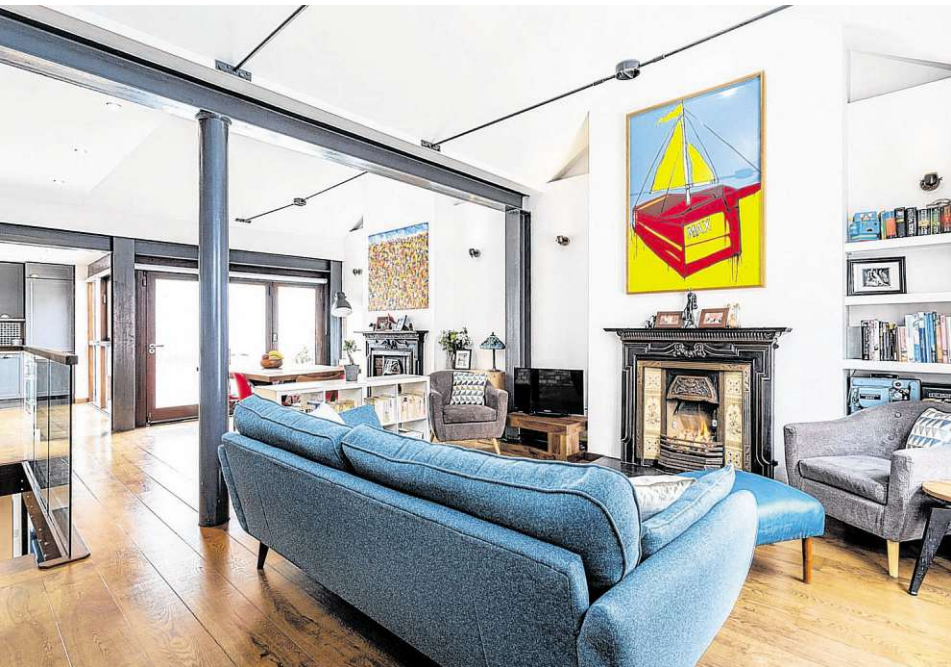
It's a space that has aged really well, has ceiling heights of 3.8m (12.47ft) at its pitch, and shows the benefits of employing talented professionals on their way up.

The open space is dual aspect with the living area set around a cast-iron fire surround and where tri-fold doors in the dining area concertina open to reveal a southwest-facing balcony of about 2.7sq m (8.9sq ft). Glass-balustraded, it is also accessible from the galley kitchen.

The owners upgraded the property installing a new kitchen design by Kube that has laminate countertops.

There is underfloor heating throughout the ground floor where a new floating timber floor has been installed atop limestone tiles that had been laid earlier, so that they could continue to radiate heat while refreshing the aesthetic. The owners also put in a new boiler, tank and pump.

They also replaced the concrete steps to the front employing Jack Cripps of Heritage



Stonemasons to install granite ones. The accompanying ironwork was done by Eddie Nelson at Metalcraft.

Downstairs there are two good double bedrooms that share a smartly appointed bathroom where there are rubbed brass fixtures. The back room

has tri-fold glass doors that open to reveal a very private terrace of over 11sq m (36sq ft) in size, that has been tiled and landscaped and is bordered by a white painted trellis.

Having availed of the Living City Initiative tax incentive scheme to make these improve-

ments, the owners are now hoping to trade up. They're looking "for a place with a similar kind of charm but with a few more rooms".

The 80sq m (861sq ft) property is seeking €475,000 through agents Sherry FitzGerald.



Dublin 8 €520,000

# Peaceful and pleasant pad

## Apartment 5, The Daintree Building, Pleasants Place, Dublin 8

**Description:** Two-bedroom top-floor apartment with south-facing terrace  
**Agent:** Owen Reilly

ALANNA GALLAGHER

The recipe for successful long-term city centre living requires several key ingredients, lots of light and a private outside space to call your own. This means somewhere near the action but quiet enough to hear the birds sing on weekend mornings, and with a private patio or balcony that gets the sun.

In Dublin 8, a top-floor, two-bedroom apartment in the Daintree Building offers all of

the above.

When it was completed in 2005, this bespoke multi-storey timber structure, with a green roof and breathable timber walls lined with sheep wool insulation, won an SEAI Sustainable Energy Award for its creators, Sole Earth architects.

Located on Pleasants Place, a side street off Pleasants Street in the Camden Quarter, the low-rise block contains just 12 units and utilises the sun's energy through solar thermal panels and the earth's warmth through a geo-thermal heat pump to heat its centralised heating system.

Back in 2005, this was all rather revolutionary. Heating and hot water is included in the annual service charge which is €3,200 for each unit.

The addition of the Cake Cafe into the space at ground level only added to its appeal allowing residents to literally nip downstairs for brunch at weekends.

Sixteen years later and while the cedar cladding has weathered to grey, the units in this walk-up building remain in demand.

The top-floor, two-bed extends to 80sq m (861 sq ft) and is set out over several levels.

From the entrance hall a set of steps takes you up to a hallway that leads to its open-plan living area which has the kitchen and small island on one side, newly installed by the current owners when they bought it in 2017 for €469,000, according to the property price register. They also changed the floors to a wood-effect ceramic tile, an idea that is carried out to the terrace.

They also put in the folding glass panels that lead from the lounge to the property's real selling point, a large suntrap that extends to over 18sq m (194sq ft) and faces east but also gets southerly light.

It gets so much direct sunlight that the current owners in-



stalled an awning to throw some shade over this valuable feature.

There is a second small terrace off the lounge that faces south. It is the size of many standard 1990s apartment balconies and there is room here for a small bistro set.

The couple added new carpets to the accommodation, two good-size doubles, that are up another level and accessed via a trio of steps where the bathroom, which has a separate shower and bath, is also located.

The C2 Ber-rated apartment is seeking €520,000 through agents Owen Reilly. Last July number 7, a unit of 82sq m (883sq ft) and also on the top floor with a separate kitchen and living room and similar-sized terrace, sold for €450,000.

It had sold the previous year for €498,000, according to the residential Property Price Register.