

Dublin 14 €1.75m

Sunny house with gardens all around

Large, carefully-upgraded family home takes advantage of all the light

Hillside, 3 Braemor Park, Churchtown, Dublin 14

Description: Modernised five-bed detached 1930s home on 0.2 acres
Agent: DNG

JOYCE HICKEY

Madame's room; master's room; front bedroom; guest room; dining room; lounge; the bells are labelled in the box over the kitchen door, but if you press the buttons in those rooms, no servant will come running. However, the owners of Hillside, at 3 Braemor Park in Churchtown, have given the house plenty of attention in their 29 years there, and that box symbolises the 1930s character that remains through the changes they have rung.

When seeking a family home in 1992, John and Marie had a long wish list and being, as Marie puts it, "obsessed with light", their priority was orientation. "It's 10-12 degrees off north/south," says John, an engineer with a long career in construction, which means the house and garden get sun all day. This is true whether you're on the quarry-tiled patio, accessed through a gate in the beech hedge, or on a bench in the side garden, where an apple tree offers shade, or on the grass outside the sunroom.

It's also very sunny in the gravelled front driveway, screened by mature trees, where cobbles mark the corners of the fountain setting. After a few iterations the current layout, designed by Robert Heaslip, is full of interest and is not too much work for the couple, who are downsizing.

The plot, encompassing 0.2 acres, was bought by builders Merton and Brennan and the house was first sold in 1932. Inside, the proportions of the 253sq m (2,724sq ft) home are immediately apparent; the bright square hall is floored in narrow oak planks and the front room to the right is lit by a bay window. There is a black oolitic limestone fireplace from a



salvage yard, and more heat comes through the glass door from the sunroom at the other side. This living room leads straight into the TV room, from which you can go to the hall, the garden or the kitchen.

In the kitchen, hand-built units on the walls and in the marble-topped island are all painted white, and the brass handles reflect John's nautical interest; he also made a cupboard out of shutters. Off this is a dining space he designed for maximum light and minimum impact, with tall glass doors opening to the garden.

At the other end, the back door leads through a long utility room that was originally a side passage and past the orderly garage/workshop.

To the left of the hall there is a formal dining room that would make a fine office, with a view of all callers. There is a



smart blue bathroom under the stairs, with hidden storage. On the turn of the stairs, a double-glazed panel has been added outside the original leaded window to eliminate draughts and adding to the C3 BER, but that is not the only thing that



makes it cosy; the huge landing has an inviting aspect, and is a perfect play space. (There may be room for stairs if new owners opt to convert the attic, subject to planning permission.)

Off the landing, to the left, are a bathroom and a shower

room that John converted from the original toilet, and a guest room with views across neighbouring gardens to the mountains; the clever design of the dining room is evident here as you can't see into it from above, and its roof does not im-

pede the view. A large double bedroom has the same view, along with a wooden mantelpiece and quirky bookshelves made from steel bars used in reinforced concrete.

To the front, the main bedroom – whether originally that of "Madame" or "Master" is not defined – is dual aspect, with a bay window to the front and another looking across the road to Mount Carmel Community Hospital. Next is a red-painted single room used as an office, and on the other corner is what Marie calls the "morning bedroom", full of early sunshine with a view of the majestic cypress by the front gate.

Although it is on a busy junction, close to the river Dodder on the corner of Braemor Park and Orwell Road, the property feels very sheltered. It is for sale through DNG, asking €1.75 million.

Town&Country
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€370,000

Town



Address 7 The Poolbeg, The Gasworks, Grand Canal Dock, Dublin 4

Agent Owen Reilly

With Google's European headquarters next door and Grand Canal Dart station opposite, this one-bedroom first-floor apartment is in a much-sought-after location. Extending to 55sq m (592sq ft) the interior is bright thanks to floor-to-ceiling glazing and a west-facing balcony. The unit has a designated car space and a decent BER of C1.



Its dockland location is in high demand



Only one bedroom

Country



Address 17 Clareview, The Quay, Westport, Co Mayo

Agent Tuohy O'Toole

This four-bedroom semi-detached house overlooking Clew Bay at the quays in the coastal town of Westport, Co Mayo, extends to 136sq m (1,464sq ft). It is set in a quiet, low-density development. There are great sea views thanks to its elevated position. Nearby attractions include the Greenway cycle track, Westport House and Mayo Sailing Club, with Westport itself a 15-minute walk.



Generous-sized house with sea views



Rear garden is rather small

House Proud

Lounging around

Lie down and think of long, lazy days in the sun with these outdoor furnishings



Alanna Gallagher

Drift off on a Rocket

Summer is finally here so it's time to lie, lounge or simply stretch out in horizontal fashion, feel the heat in your bones and do nothing on a day bed. These Rocket loungers are actually rather sophisticated beanbags filled with polystyrene beading that will mould to your form and give you support. Upholstered in a waterproof fabric that is also relatively spill-proof, the Trimm Copenhagen-designed beds come in four neutral colours. Each costs €733, ex-delivery, from its Polish warehouse or can be ordered through Belfast-based Urban Choice. [trimmcopenhagen.com; urbaninteriors.co.uk](http://trimmcopenhagen.com;urbaninteriors.co.uk)



All the shades under the sun

Lovers of colour will love these fibreglass-framed Atlantico loungers by Italian firm Nardi, which come in a slew of shades including the agave pictured. They cost €299 each from Pieces on Dublin's South Great George's Street, and are also space-savingly stackable – helpful when you have to put them away. pieces.ie



Extended weave

Garden centre The Orchard Outdoor Living has taken up summer residence in Arnotts on Henry Street, Dublin 2 with a pop-up where you can take the weight off your feet by trying its Chedworth, a weather-resistant aluminium frame with poly rattan weave. It comes in an oatmeal colour and the set includes the coffee table, also pictured. It is pitched at the perfect height to take a long, cool glass of something refreshing on its slip-resistant ceramic-tiled top. The set costs €895. arnotts.ie



Hanging around outside

Be king of the swingers in this Cannes steel and synthetic rope swing chair. The egg-shaped seat stands 119cm high and, at less than a metre wide, it is neat enough to fit on a balcony. Spills are not a problem either, as its polyester cushion covers are washable. It costs €460 from Oxendales. oxendales.ie

Hang out in this Bergfink hammock. Tie it between two trees in your local park or set it up in the back garden and imagine you're on a

sandy beach with the waves lapping underfoot. It costs €20 from branches of JYSK. jysk.ie

This bamboo and rattan weave chair will look good outside and can be taken indoors at the end of the summer and suspended from a door lintel with an RSJ or other such support, or from a beam in a conservatory or sunroom. It costs €390 from S Alternative Furniture on John F Kennedy Road in Dublin 12. salternativefurniture.ie



Cushy numbers

You can do a lot with these Sostrene Grene floor cushions. Use individually as seats or stack them in the manner of Roche Bobois's classic Mah Jong for a more sizeable sofa-like set-up. They come in three different sizes, cost from about €12 each and are expected in stores on June 24th. sostrenegrene.com/ie



Trending ... Light up your dad's day

With Father's Day on the horizon, those stuck for a gift idea that might make him light up should check out this limited-edition collection of wall-hung neon, a collaboration between American brands Yellowpop and Jonathan Adler. It features classic motifs like Adler's pharma forms, Full Dose, a two-tone pill motif, from about €308 to €1,566, ex delivery. The Love piece pictured, about €684, is a present that comes with a very literal interpretation and will also wash a room in punchy colour. The collection is available through Yellowpop's UK site, which means you should have it in time for June 20th. yellowpop.co.uk



Great outdoor pieces online

This solid Bastil sun seat, €1,100 ex-delivery, is part of the outdoor collection from new Irish company Froe Living. Run by sisters Kim Enright, who is based in Norway, and Lauren Enright Doyle, who is based in Ashbourne, Co Meath, where the business is based, the venture is online-only for now, but Lauren is a visual merchandiser so watch this space for new and interesting developments. froeliving.com

