

Dublin 2 €1.975 m

# Georgian finery on Fitzwilliam Street

Built about 1800, this four-storey over-basement home is cosy as well as classical

**2 Fitzwilliam Street Upper, Dublin 2**

**Description:** Restored four-storey Georgian town-house with basement flat  
**Agent:** Lisney

JOYCE HICKEY

Ascending granite steps to the front door of a Georgian town-house on the continuous terrace of Fitzwilliam Street Upper, callers expect an array of brass plaques and a line of doorbells. But at number 2, just up from the corner with Baggot Street, the bells were reduced to just one in 2013 when the current owners bought the property and, over 18 painstaking months, converted it from offices back into a fine dwelling.

Covering 302sq m (3,251sq ft), this four-storey over-basement redbrick house, with modern additions to the protected structure – recorded in the National Inventory of Architectural Heritage as having been built around 1800 – is for sale through Lisney for €1.975 million.

The Ionic doorcase and columns outside are set off by a replacement fanlight and repeated on the frame of the inner porch that leads into the main hall, with new black and white marble tiles underfoot and delicate decorative plasterwork overhead. To the left is a grand yet cosy living room with a white marble fireplace and a centre rose in high relief. An inner hall introduces the wide staircase with thin spindles and a beautiful pineapple motif on the side that the owner says is also found in Daniel O’Connell’s house nearby at 58 Merrion Square, built in 1790.

On the first floor, a grand drawing room with two ceiling roses spans the front of the house, and the two windows extend from the ceiling almost to the original floorboards. The original wrought-iron balconettes are unusual on this stretch of the terrace and a



plush purple chair invites further inspection; while there, it’s tempting to sit watching people bustling about below; there’s a direct line of sight over to Larry Murphy’s pub on the opposite corner. The owner says that, while many people have lost sight of living in the city, essentials including a supermarket and a pharmacy are very close; they even bought their Coloutrend paint on Baggot Street.

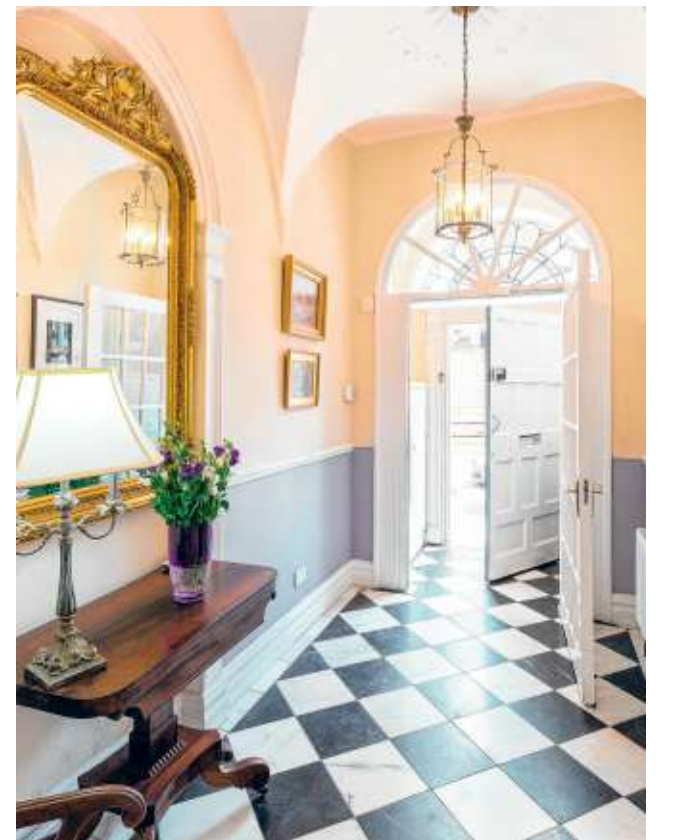


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This room is also used for formal dining and at the end of the landing a kitchenette is very handy for a host. It opens to a southwest-facing terrace, with plenty of room for furniture and flowerpots, and a great view of the 3D jigsaw of neighbouring rooftops, gables,

mews, apartments and glassy offices. For extra garden space, ownership of this house comes with a key to the park at Fitzwilliam Square.

On the second half-landing, a small double bedroom and a next-door bathroom have the same view and, up again, the main bedroom takes up the full width. It’s a very restful room, with an internal en suite and a wall of wardrobes. There are two bedrooms and another bathroom on the top landing, which is broad and bright enough for a desk.



Dublin 4 €3.25 m

# Elegant Eglinton Road Victorian

**Barra, 56 Eglinton Road Donnybrook, D4**

**Description:** Home with office rooms with potential to be revamped  
**Agent:** Sherry FitzGerald

FRANCES O’ROURKE

A grand Victorian five-bed, Barra at 56 Eglinton Road, Donnybrook, Dublin 4, which first came on the market in 2015 for €3.75 million, is back for sale for €3.25 million – a price drop of €500,000. “We’ve loved the house,” say its owners, Kieran and Olive O’Rourke, “and hope someone else falls in love with it as we did.”

They bought it in 1992, when it needed total refurbishment: reroofing, rewiring and damp-proofing the garden level as well as putting in double-glazed sash windows at the front, cutting traffic noise from busy Eglinton Road. They also fitted out the garden level as Kieran’s consulting rooms for his medical practice. As he has now retired and their children are grown, the couple unsurprisingly want to downsize.

Barra, a three-storey over garden-level five-bed with about 465sq m (5,000sq ft), is one of six semi-detached houses – numbers 56-66 Eglinton Road – built in the 1880s by a developer for himself and his five children. Number 56 is the only one that is double-fronted.

It has the grand style of its period, with ceiling coving and cornicing, large marble fireplaces and tall windows as well as less-usual details, such as the filigree wrought-iron panels on either side of the front door, originally intended to let breezes into the house, now protected by glazing. It has an imposing entrance, with a brick arch over the tiled entrance porch.

The house been very well maintained, but new owners may want to redecorate. They also have the choice of retaining the garden level as offices or revamping it: it could be separate living accommodation – it has its own entrance – or part of the home, with a new open-plan kitchen/ living room. The original chimney-



breast is still in one of the offices. Barra is not a listed building. The kitchen/breakfast room, on the right of the front hall, is attractive – with cream units, black quartz-topped counters and a cream Aga – but of relatively-modest style. It opens through double doors to a front livingroom, with two tall windows.

The proximity of the kitchen to the interconnecting dining-room and drawing room on the other side of the hall was handy for entertaining, says Olive, although new owners might revive the dumbwaiter, concealed in a cabinet in the corner of the dining room, if they move the kitchen back downstairs. The two reception rooms are dual-aspect; the dining room at the front has a tall bay window.

Dublin 4 from €980,000 to €1.1m

# Smart new terrace close to city

**Emerald Cottages, Grand Canal Street, Dublin 4**

**Description:** Three-bedroom, A2-rated terraced homes in a quiet cul-de-sac off Grand Canal Street  
**Agent:** Owen Reilly

ALANNA GALLAGHER

Hidden off Grand Canal Street is a small lane bearing the delightful name Emerald Cottages. It has some single-storey and two-storey terraced houses and at the far end, where there were sheds and a warehouse, stands a new infill scheme of five terraced houses.

Set over three storeys these are anything but cottage in look or feel. The brick render and zinc exterior homes, numbers 12 to 16 Emerald Cottages, are 5.5m wide and feel roomy and bright inside.

The boutique build is by developer Michael Blaney, a chartered quantity surveyor who has worked on high-end one-off houses with top-class architects. On this project he worked with David Smith, previously a director at OMP



Architects, who designed these to maximise light and space. Within minutes of Google and other tech firms in Dublin 4, the houses are about a two-minute walk from Barrow Street Dart station and the trains rumble past the back of these three-storey, A2-rated houses. But you hear very little inside, for the three-bedroom homes have Rational triple-glazing to dial down the noise.

The gardens are bounded by the high limestone wall of the train track and face north-east with large patio areas, artificial grass lawns and planters. There’s also an outdoor tap and socket. The layout gives you a carport and accommodation at ground level, an open-plan living kitchen on the first floor and two bedrooms on the second floor.

The houses open into a hall where a beech staircase, designed by Durkan Joinery, has timber batters that extend the height of the void and give a Scandinavian sensibility to the stairwell. The first of the three double bedrooms is to the rear and adjoins a wet room. Extensive storage has been built under the stairs. There’s about nine cubic metres, including a vented, plumbed utility. The first floor is completely open-plan. Incorporating the kitchen and sitting room it is a very fine, bright dual-aspect space that includes loads of built-in storage. Ceiling heights here are 2.7m, making it feel loftier still.

The slick kitchen by Kube has marble-look siltstone counters and is at the rear. You could chop your veg on the kitchen island in tempo to the passing trains. There are two good double bedrooms on the second floor. The main one is at the front while the back bedroom has an oriel window with a privacy opaque panel. The houses extend to 140 sq m and the show unit, number 12, with the biggest garden, has been fitted out by Muriel Simpson of House & Garden. It also has side access and is seeking €1.1 million though agent Owen Reilly. The other end-terrace house is seeking €1.05million. The mid-terraces are number 13 (€1.025million); number 14 (€1million) and number 15 seeking €980,000. There will be no management fee. The location is first rate. Lotts & Co is your food market, the cafés of Grand Canal Dock are only a stroll away, and you can be on Sandymount Strand in about 20 minutes, about the same time it will take you to walk into town.