

Co Dublin €1.85 m

Original thinking in Glenageary

Five-bed on Spencer Villas has lots of living space and an extra courtyard

12 Spencer Villas, Gleageary, Co Dublin

Description: Spencer Villas redbrick with smart, striking modern extension
Agent: Lisney

FRANCES O'ROURKE

When Ciaran and Marion McGettrick moved into their home at Spencer Villas in Glenageary 40 years ago, it was set out in two flats and was pretty run-down. They rewired, replumbed, turned it back into a family home and did more work on it over the years. Then, in 2007, they embarked on a project to create the contemporary extension they'd long been thinking about.

Architect Denis Byrne designed the striking kitchen, dining room and family room that has transformed the back of 12 Spencer Villas: the original kitchen extension came down to make way for a bright high-ceilinged space with an original design very different from the standard Celtic Tiger glass-box extension.

The architect even created a small outdoor courtyard between the kitchen and the original downstairs dining room to keep that room bright. The cedar-paneled boiler room in the yard now serves as a highly efficient drying room.

The couple wanted a contemporary extension while preserving the original period features of the house in the middle of a terrace of redbricks built in 1882. All the original sash windows have been double glazed, and features such as marble and cast-iron fireplaces and centre roses retained.

The house, a 235sq m (2,530sq ft) five-bed in meticulous condition, is for sale through Lisney for €1.85 million. It has a BER of C3.

There are two separate reception rooms to the left of the front hall: the drawing room has a deep bay window with



working shutters, a large white marble fireplace and is decorated in shades of cream and gold. The reception room at the back, originally the dining room, has a black cast-iron fireplace, built-in shelving and a sash window that looks through the internal courtyard into the kitchen.

There's a decent-sized cloakroom under the stairs; steps lead down to the new hallway into the extension: there's a pantry and a smart new downstairs toilet off it.

The whole kitchen, dining room, family room area has a walnut floor, apart from a tiled area in the kitchen.



This has cream gloss units, polished granite-topped island unit and countertops.

The family room area has a glazed solid-fuel-burning fireplace.

On a sunny afternoon, the whole area is filled with light from long skylights in a ceiling with cedar beams, floor-to-

ceiling concertina glass doors opening to a golden granite patio and tall windows next to the dining area looking up to the garden.

Upstairs, there's a small double bedroom with fitted wardrobes on the return, next to a shower room and three bedrooms on the first floor,

two doubles and a single. The main bedroom, over the drawing room, has a large bay window, fitted wardrobes and a pretty feature wall with silvery blue wallpaper.

The fifth bedroom, which is currently fitted out as an office, is on the top return: from here you get a good view of the roof design of the kitchen extension. It's next to the family bathroom with bath and shower.

The 89ft back garden is as original as the extension: garden designer Damian Costello came up with a simple but striking concept of placing two square lawns diagonally across the garden, bordered by pathways and an eclectic collection of plants, shrubs and trees.

At the end, near the door to a lane outside, is an old apple tree. There is access to the lane further down the terrace.

The small front garden is laid out in gravel surrounded by shrubs. Parking is on-street.

Town & Country
Two homes, one price

€825,000

Town



Address 52 Oakley Road, Ranelagh, Dublin 6

Agent Youngs

Situated at the Chelmsford Road end of a one-way street, this three-bedroom semi is all about its location and proximity to Dublin 6's thriving shops, eateries and schools. The 107sq m (1,151sq ft) house needs some modernisation but has scope to enlarge. The east-facing back garden is bounded by the Luas. There is ample off-street parking, essential on this traffic-choked street at school collection times.



Potential to extend out to the side and back



Ber is E2

Country



Address Drominagh Lodge, Drominagh, Ballinderry, Nenagh, Co Tipperary

Agent Sherry FitzGerald Country Homes

On nine acres, this five-bedroom Ber-exempt Victorian residence of 260sq m (2,798sq ft) offers an awful lot of period charm. Standout features include arched stone steps, a colonnaded veranda, a pond, millrace, working waterwheel – and specimen trees, including a monkey puzzle.



Beautifully proportioned rooms with lofty ceiling heights



In need of some modernisation

Dublin 4 €1.4m

Regency terrace with escape stairs

102 Upper Leeson Street, Dublin 4

Description: Three-bed Regency-era townhouse with a roof terrace accessed via a Batman-like stairs to the rear
Agent: Owen Reilly

ALANNA GALLAGHER

When it launched in 2005, Elysium, a development within a Regency terrace comprising four townhouses and four apartments, demonstrated how to contemporise period homes.

The project, to the south of what is now the Clayton Hotel on Upper Leeson Street, took four years to reach completion. Situated on the corner of Burlington Road, the row was acquired more than 40 years ago by the late hotelier PV Doyle when planning the Burlington Hotel next door. The four houses were subdivided into several flats, rented out and slowly deteriorated.

It was Doyle hotel heir turned property developer Neil Monahan who, using architects O'Mahony Pike, achieved the balance between period and modernity.

Back then, asking prices for the 1,100sq ft apartments started from €1.1 million, rising to €4 million for the four-bedroom townhouses.

Back then, number 102, one of the two three-bedroom properties and the showhouse, was asking €3 million.

Accessed at hall level via stone steps and extending to 228sq m (2,454sq ft) it didn't sell and instead has been rented on a corporate basis since. It is now being brought to market by Owen Reilly asking €1.4 million, less than half of what it was looking for 16 years ago. It offers a lot of statement features and a stellar location for the price.

The end-of-terrace residence is set well back from the road, and all the attention to planting to the front has paid dividends for there is a great sense of privacy. The greenery also helps dial down the noise of traffic outside.

The stucco-fronted property is Ber-exempt and is accessed



via a set of stone steps opening into a light-filled entrance hall, off which there are two fine interconnecting reception rooms where ceilings are 3.7m high.

The house has retained the rich cream colour palette selected for it by Helen Turkington.

Down a set of steps takes you to the first of its three double bedrooms.

Secreted off it is a door leading to a solid walnut staircase that climbs through the back of the house, past the kitchen, on the first-floor return, and on up

to a glazed home office that opens out to a sun terrace.

The staircase was made in Co Mayo and transported to the site step by step. Agent Owen Reilly calls this the "Batman" exit.

It's definitely a talking point, and means you could head direct from bed to your office, without having to traipse through the rest of the house. The views of the city and the light up here are wonderful, but it is a small terrace.

While superheroes might like to use the back stairs, most other residents will access the kitchen via the front. It's up on the hall return and is light-filled with solid walnut flooring and siltstone counters.

There are two doubles on the first floor. Both have en suite bathrooms.

The main bedroom extends the width of the house and includes a boxed-in shower en suite bathroom that divides the room and forms the bedhead.

This is very much a townhouse in that it doesn't have a back garden per se – it shares a communal, east-facing courtyard with the property next door.

Parking is on-street on near-by Burlington Road, which is accessed via a right of way lane to the back of the house.

Dublin 2 €525,000



Rare Georgian apartment

Apartment 5, 7 Fitzwilliam Place, Dublin 2

Description: Two-bed duplex in the heart of Georgian Dublin
Agent: Felicity Fox

ALANNA GALLAGHER

Georgian apartments are a rarity. There are plenty of mock Georgian units to buy, but apartments in original buildings, with many features intact, are lamentably uncommon in a city whose cores are predominantly of that era.

Number 7 Fitzwilliam Lane is a late 18th-century, three-bay, four-storey over-basement house, built as a pair with number 6, at the end of a cohesive Georgian row lining the west side of the street.

Once in offices, as many of these properties now are, it has been returned to residential with five units in the main part of the building, and a sixth at basement level, which has its own entrance.

Number 5 is on the top floor and is set to the back. As a historic building there is no lift, but shallow steps take you all the way to the top floor, where numbers 4 and 5 share a small entrance.

The original features in the common areas are impressive, even if the general condition of these areas is poor. Works were due to commence and have been postponed as a result of Covid. Indeed each owner has paid a levy of €30,000 towards these works which, pre-



sumably, will include some attention to the moulded cornice and fluted frieze with rosettes over Adamesque ionic columns that greet you in the entrance hall. A new carpet should also be on the list of requirements and repairs will include the small hole in the ceiling of the top-floor landing.

Number 5 is a Ber-exempt, duplex unit set to the back of the house over the third and fourth floors, and opens into a hall with understairs storage for washing machine and dryer. The living room is to the left, with a fine sash window and a ceiling height of 3.1 metres. You can see the Dublin mountains and the Grand Canal from here, although the completion of construction at 55 Lad Lane, will diminish the view.

Originally a square room, it now has a stylish wood-burning stove and exposed flue that is set on a tiled base, but isn't currently working. You will need a stove expert to reopen the flue. The kitchen, which has been retiled, is in a hived-off corner. This layout works but doesn't really do the room, its proportions and features, justice. Subject to planning and the advice of a conservation architect, it might be possible to

play with the overall layout from the front door in. You could possibly, subject to planning, reposition the staircase to bring the window in the stairwell into the overall room in some way, or at least to bring all its light in through internal glass panels.

Upstairs there are two generous double bedrooms, each with good built-in wardrobe space and ceilings above 2.5m. Internally, the flat has been smartly repainted and it is eminently rentable, a consideration for parents shopping for a smart flat for children of college-going age that they could trade down to in later life. A couple living in it might think about flipping the layout to give a living room and separate kitchen upstairs, and house a bedroom in the room downstairs, installing an en suite where the kitchen is.

The current owner purchased the 85 sq m (914sq ft) flat for €480,500 last May. He had planned to return here from overseas but those plans have changed. The property is now asking €525,000 through agent Felicity Fox. Annual management fees are €3,400 and include bins, which you have to bring through the front door and along the block to a bin storage unit at the rear.

Across the city, number 5, a very fine 86sq m two-bedroom hall-level flat on Mountjoy Square with its own private entrance, original entrance hall and drawing room to the front, with separate kitchen, has gone sale agreed through City Homes at just above its €390,000 asking price.