

Stunning Victorian residence in Sandycove on sale for €2.15m

No 10 Breffni Terrace on Sandycove Road has undergone a complete renovation and remodelling, with enviable results

BY TINA-MARIE O'NEILL

A distinctive strip of 15 houses make up Breffni Terrace, a stunning row of Victorian houses on Sandycove Road in south Co Dublin.

Constructed in 1860 and enviably close to Scotsman's Bay on Sandycove's scenic seafront, Breffni Terrace was reputedly built by a developer called O'Rourke, who named the terrace after the ancient O'Rourke clan territory – the Kingdom of West Breifne – in current-day Co Leitrim.

In any event, nestled within the row, No 10 is a stunning residence which has undergone a complete renovation and remodelling, including the addition of a full kitchen extension by its current owners who took up residence here in 2012. It now comes to market with Sherry FitzGerald director Rosie Mulvany guiding €2.15 million.

No 10's kitchen was custom-designed and installed by Enigma Design, which also installed fitted wardrobes in the four bedrooms along with custom-designed desks in two of them and also in the home office.

The property's five bathrooms were completely remodelled, three with showers and one which also has a free standing bath.

Given its vintage, No 10 is BER exempt, but the house boasts a four-zone gas-fired heating system with solar panels. Cast iron radiators were installed throughout, along with wood-burning stoves in both the living and family rooms.



Left: the living room with period details and a wood-burning stove; inset: the entrance hall with fan light

A further boon in an otherwise congested parking area is the addition of covered off street parking for two cars on a tidy gravel drive, which has been newly installed following the recent Grant of Planning and has been wired for an electric car charger.

Laid out over three floors, No 10 provides 319 square metres of elegant accommodation. Numerous period features have been retained, including ornate and intricate corning and cornicing, panelled doors and architraves, tall sash windows and shutters, original Victori-

an wide plank wooden floors, a gallery staircase and handsome fireplaces.

A set of granite steps rises to the original, smart black period door with its overhead fan light and its typically bedecked period entrance hall beyond.

Papered to picture rail level, the beautifully appointed period living room to the right overlooks the front garden and has timber floors with an inlaid central carpet, an imposing black marble fireplace surrounding a wood-burning stove.



Main picture: 10 Breffni Terrace in south Co Dublin; above: the home office; below: the principal bedroom which runs the width of the house



Adjacent is a home office/den with exposed timber floors, a white marble fireplace a fitted corner desk unit by Enigma Design and views of the rear gardens.

This level also incorporates a guest WC/wet-room-style shower room and a double bedroom with rear garden views, fitted wardrobes and a desk unit and a cast-iron fireplace.

Another double bedroom is located on the second floor return above it. An exceptionally bright room, it has a shuttered box bay sash window and fitted wardrobes and a desk unit.

Two large double bedrooms, a main bathroom with a claw foot free-standing bath, separate shower and cast-iron fireplace, and a separate dressing-room with tiled floors occupy the top floor.

The principal bedroom runs the width of the house at the front.

With the best views in the house, this room has two picture windows both enjoying sea views across the bay to Howth, ornate ceiling coving and a centre rose, a marble fireplace and fitted wardrobes.

At garden level, there's a lovely family room with oak floors and a cast-iron fireplace with a solid fuel stove at the front, a modern dining room and bespoke galley kitchen with another cast-iron fireplace, an atrium ceiling and rear garden access.

The plumbed utility/laundry room has additional fitted units, and a guest WC and understairs storage under No 10's granite front steps complete the space.

The beautiful south-facing rear garden enjoys all-day sunshine and is laid out in paved patio with well planted and mature raised beds.

For more details, contact the agent at 01-2751000.



There is access to the back garden from both the main house and the garden-level apartment



The high-gloss Kube kitchen and living/dining area in the apartment with internal courtyard

Heavy lifting all done on restored Ranelagh two homes in one

There's nothing left for a new owner but to enjoy the beautifully revamped, perfectly located Victorian townhouse, which is guiding €1.25m

BY TINA-MARIE O'NEILL

Location, location, location", a well-worn postwar mantra coined by British developer Harold Samuel, is as relevant today as it was almost 80 years ago. For buyers in search of the ideal location, a thriving suburb within walking distance of Dublin city centre, consider 84 Ranelagh Road, a renovated Victorian townhouse in the heart of Dublin 6 which is on the market with Owen Reilly, guiding €1.25 million.

Not only has all the hard work been done on this extreme restoration, but the 220 square metre property comes to market as a two-for-one investment comprising a three-bedroom duplex main residence with an in-

come thanks to an own-door, garden-level, two-bedroom apartment.

The house is in 21st-century walk-in condition, but its highly valued period features were restored during its 2015 restoration, giving new owners the benefit of both worlds.

A flight of granite steps leads to the main entrance hall with its feature archway, cornicing, centre rose, solid timber floors and understairs storage.

Two interconnecting reception rooms to the left have solid timber floors, high ceilings decorated with period plasterwork detail and solid timber floors.

The front room has a handsome white marble fireplace, the rear reception a slate version.

The kitchen/dining room at

the rear of the hall has been fitted with a white, high-gloss Kube kitchen with well-lit Silestone worktops and glass splashbacks, a range of integrated Siemens appliances including a dishwasher and a washing machine. Sliding doors open to a rear terrace with lower garden level access.

A tiled bathroom is located on the first floor return, with white sanitary ware and a step-in shower, beside a double bedroom overlooking the rear.

There are two bedrooms at first-floor level. The main bedroom suite incorporates a built-in dressing room and a tiled en suite shower room; the second double has built-in wardrobes.

Downstairs, the lovely garden-level apartment offers storage under the granite stairs, a large open plan living room with a raised solid fuel Stovax stove set into the chimney piece and solid timber floors, which run through to the kitchen/dining room.

This space has another



No 84 Ranelagh Road in Dublin 6; inset: the entrance hall

white high-gloss Kube kitchen similar to the main house above. The exception is the internal courtyard, overlooked through a glass wall

from the dining area and accessed via full-height sliding glass doors.

A utility room off the kitchen houses the washing machine, dryer and hot press.

The two bedrooms are double. Both have built-in wardrobes and full-height sliding doors with fitted roller-blinds opening to the shared rear courtyard garden.

The rooms are served by a luxuriously appointed bathroom with a bath and step-in shower enclosure.

Location is superb, on the main street in Ranelagh opposite Tribeca. Suitable as an investment or home with

income, the property is in walk-in condition.

No 84 is BER-exempt. However, it has gas-fired central heating and double glazed windows throughout, and has been reroofed, rewired, replumbed and repointed. It also has off-street parking at the front and a private paved garden at the rear.

The house is situated on Ranelagh village's main street, within a two-minute walk of the nearest supermarket and Luas stop, with bus stops in both directions outside the front gate.

For more details, contact Clodagh Murphy at Owen Reilly at 01-4751275.



One hundred Ronald McDonald 'House Heroes' will abseil down the Skyview Tower at Smithfield next Friday to raise money for the charity

A hundred heroes to take the plunge at Smithfield

BY TINA-MARIE O'NEILL

If you are passing through Smithfield in Dublin on Friday, October 29, keep your eyes on the skies as you might spot one of the hundred Ronald McDonald 'House Heroes' abseiling down the historic Skyview Tower for an important cause.

These brave supporters will be climbing the 244 steps to the top of the tower and then abseiling downwards 190 feet into Smithfield Square.

This is the first time an event like this will take place at the Dublin landmark, which was originally built in 1895. Abseilers will be able to take in views as far as Howth and Killiney from the top.

Supporters on the day will include members of Dublin's Fire Brigade, An Post, DNG, AIB, many family members who have stayed in Ronald McDonald House in the past and, of course their loyal supporters who always show up with great enthusiasm.

Ronald McDonald House provides accommodation and a caring, supportive environment for families whose children are seriously ill and hospitalised at Children's Health Ireland in Crumlin, Ireland's largest paediatric hospital. Ronald McDonald House enables families to stay together and be actively involved in their children's day-to-day lives while they are in long-term hospital care.

Since opening 16 years ago, it has housed more than 4,300 families from across the country. The charity also provides more than 12,000 meals a year to these families.

Ronald McDonald House Charities Ireland is fundraising and building a new 53-bedroom house at the New Children's Hospital. This abseil is the first event open to the public seeking to raise funds for this €20 million build.

For more details, or to donate, visit rmhc.ie or follow the campaign on Instagram @rmhc_ireland, on Facebook @RMHCireland, and on Twitter @RMHC_Ireland.