

Dublin 14 €1.3m

# Finished with flair in quiet cul de sac

Built in the 1980s, this upgraded and extended house is full of light

8 Stirling Park,  
Orwell Road,  
Rathgar, Dublin 14

**Description:** Bright, modern four-bed, four-bathroom home in a quiet, leafy cul de sac  
**Agent:** Sherry FitzGerald

JOYCE HICKEY

Even if you know Orwell Road well, it's likely you have passed Stirling Park without noticing the low redbrick gateposts at the entrance to this sheltered enclave, across from Eaton Brae and next to Thorncliffe Park.

The driveway leads to the original house, built in the 1870s by Henry Crossley, a vintner. In his 2019 book, *On the Banks of the Dodder*, local historian Ged Walsh notes that many gymkhanas were held in the grounds over the years until the 1970s; the land was subsequently developed into "an exclusive avenue of stylish houses".

Tucked into the farthest green corner is number 8: built in the 1980s, it was later re-vamped and extended on each side by the previous owners, both architects, who divided the property to create another home next door. The current owners of number 8 credit their predecessors' inventiveness – "they made the normal interesting" – and after they bought it, in 2002, their own renovation included new windows and bathrooms. The Ber is CL.

Up the steps and through the putty-grey door, the hall itself makes an entrance; your eye is drawn to double-height light pouring down and soaring up. To the right off the carpeted inner hall is the square living room, with built-in bookshelves, a white open fireplace and a window to the front. There is also a lobby floored in pale wood and from here you can see through a glazed ope to the dining area, and on out to the garden.



The same flooring links the lobby into the extended, open-plan area with the kitchen to the front. This has high-quality appliances, glossy white units and black stone worktops. An informal seating area is to the side of a wide dining room with pitched roof glazing and a wall of glass garden doors.

The current owners built this smart room, replacing a sunroom and deck with a solid

construction and wide steps down to the patios and lawn. In this verdant space – not huge, but well planned – the owners describe the sounds and sightings of local wildlife; it's a very short distance to the Dodder, as the heron flies. This is one of the things they love about the neighbourhood; as well as its proximity to dog walks beside the river and Milltown Golf Club, the road is safe for children to play. It's also close to

Rathgar and Churchtown villages and the Luas at Windy Arbour.

To the side, a covered-in passageway is a good utility and clothes-drying space, with storage, and there is a bathroom off the hall.

On the lower ground floor is a good-sized family room that the owners' children, all now adults, used as a den and for sleepovers. The space is subdivided to create an office, with



an internal window to bring light from the front, but it could be made into one big room, engineering permitting. There is also a store room.

Upstairs, a bright landing at the front is an ideal work space and is where the owners' daughter, emerging fashion designer Lia Cowan, created her sculptural, tactile designs for which she recently won a Design & Crafts Council Ireland Future Makers award.

Also on this level are the family bathroom and two big bedrooms, both en suite. The main bedroom spans the extension and so is dual aspect, with glass doors to the rear. Above are two further bedrooms with

built-in storage and Velux windows, and again the larger room goes from front to back.

There are plenty of clever touches in the design; for example, instead of lying flush with the wall, a railing on the turn of the stairs is set back to light the hall below.

And while there are some angles to navigate downstairs, there are no dark corners in this 232sq m (2,500sq ft) home, which is unified with white walls and presented with the owners' elegant, understated finish. Having decided to downsize, they have put it on the market through Sherry FitzGerald with an asking price of €1.3 million.

Town&Country

Two homes, one price

€595,000

Town



**Address** 108 Bloomfield Park, Bloomfield Avenue, Donnybrook, Dublin 4

**Agent:** Moovingo

Superbly located off Morehampton Road, this third-floor two-bedroom apartment extends to 76sq m (818sq ft). One of the key benefits – besides its location, on-site security and a designated underground car parking space – is the south-west-facing balcony, so the apartment is flooded with light.



In excellent order



Annual management fees of €3,400

Country



**Address** The Black Hare, Ardnagashel, Glengarriff, Co Cork

**Agent:** Sherry FitzGerald O'Neill Clonakilty

Contemporary five-bedroom house extending to 198sq m (2,130sq ft) in the coastal woodlands of the Ardgashel estate between Bantry and Glengarriff. Recently renovated, with a C1 energy rating, a new heating system and on 1.5 acres. Properties within the estate have direct access to the sea via a right of way through the woods.



Lovely woodland setting beside Bantry Bay



The nearest village is about 6km away

Dublin 8 €570,000

# Townhouse at the edge of Portobello

4 Pleasants Place,  
Portobello,  
Dublin 8

**Description:** Two-bedroom end-of-terrace townhouse with converted attic and a private westerly garden  
**Agent:** Owen Reilly

ALANNA GALLAGHER

One block in from vibrant Camden Street, Pleasants Place is a quiet little backwater that links Pleasants Street, with Devitts pub on its corner, and Grantham Street.

Supremely central, it feels far removed from the late-night crowds on Camden Street and Harcourt Street.

The lane is home to the Cake Café, a delightfully secret place that serves seriously good savoury and sweet treats and to number 4 Pleasants Place, a tasty two-bedroom townhouse of about 65sq m (700sq ft).

Built in about 2004, the end-of-terrace property is one of four and opens into a small hall where there is a good-sized cloakroom. This is currently used as a laundry cupboard.

The living room is to the rear and is a welcoming space with a feature wall clad in a brick slip, made from the ends of recycled bricks. A wood-burning stove has been set into this space to provide a focal point and the room also opens out to a small but private back garden that has a westerly aspect and is full of birdsong.

There's a compact kitchen to the front with units set out in an L-shape, and a small counter with room for a dining table in the lounge. You're spoiled for choice by way of local shops for fresh produce: gourmet grocer Listons is just minutes away as is greengrocer Evergreen on nearby Wexford Street.

Upstairs there are two good-size double bedrooms. The main is painted a vibrant blue and has a bright shower en suite.

The other, larger, double overlooks the rooftops of Dublin 8 to the rear and adjoining it is an internal bathroom.

The flue from the stove below runs up through the back bedroom and while this adds



ambient heat to the room it does take up valuable floor and wall space.

The next owner might consider moving the stove to the exterior back wall, which reconfigures the layout of the living room but returns valuable space to the accommodation above.

The rationale for this is the converted attic above which, while a light-filled space that's about 2.2 metres high at its apex, is currently accessible only via a Stira-style ladder which drops down on to the landing.

With professional advice, you could use the space gained by the flue removal to install a timber stairs, possibly with built-in storage, to lead up from the back bedroom. While unlikely to conform to building regulations, this would give you an easier-to-access working from home solution.

The two-bathroom property, which has off-street parking for one car to the front, is asking €570,000 through agents Owen Reilly. It was purchased by its current owner in August 2016 for €440,000, according to the Property Price Register.



Dublin 8 €695,000



# Renovated mid-terrace home

39 Greenville Terrace,  
Dublin 8

**Description:** Fully restored and extended two-bedroom terraced house with mezzanine  
**Agent:** Sherry FitzGerald

ELIZABETH BIRDTHISTLE

Greenville Terrace begins directly opposite Griffith College, just after Leonard's Corner in Dublin 8. "For years I was a serial mover; it was only when I moved here that I really fell for the place and its location," recalls the current owner of number 39, who has lived in the mid-terrace Victorian house for the past 18 years.

When he purchased the property, "It had a bedroom in the front room and four separate extensions out the back, which all had been added by previous owners over the years." In 2009, he engaged Donal Groarke of

Ranelagh-based Groarke Architects to remove the higgledy-piggledy extensions and turn the property into a more functional light-filled home. Now measuring 79sqm (850sqft) with an additional 22sq m (237sq ft) on a mezzanine level, the property gained a larger principal bedroom while also adding room to the second, in addition to a larger bathroom that now accommodates a bath, and an open-space mezzanine over the entire kitchen and living space.

"When we installed the mezzanine back in 2009, the idea was that it would be a chill-out or music room [the owner works in the music industry]. But it has been an absolute lifesaver for the past two years, as it gave me a separate home office."

The front room – set off the hallway, with fine chevron oak parquet floor – is now a more formal living space, warmed by an open fire, while the main room to the rear is open plan and has French

doors to the courtyard garden, as does the principal bedroom.

The neighbourhood has an abundance of cafes and eateries, such as Noshington, Gaillot et Gray, Bastible and Clanbrassil House, as well as Little Bird Cafe for coffee and yoga.

It is close enough to walk to the city centre, and the area is served by a good bus network. Parking is on street with permits from Dublin City Council.

"The last two years has really created a whole new community here. Before the pandemic, everyone was gone to work all day and you didn't really see your neighbours, whereas now we have a local WhatsApp group and we do socially distanced drinks," says the owner, who is moving as "there is simply nothing left to do" in his two-bedroom home.

With another renovation project in mind, he has placed his home, in turnkey condition, on the market through Sherry FitzGerald seeking €695,000.