

Dublin 6 €1.25m

# Restored Georgian details and new mews

The owner transformed the four-flat property into a bright three-bed with extended kitchen

**53 Mountpleasant Avenue Lower, Ranelagh, Dublin 6**

**Description:** Fully restored three bedroom Georgian house with new mews  
**Agent:** Owen Reilly

ELIZABETH BIRDTHISTLE

Since 2017, when 53 Mountpleasant Avenue Lower in Ranelagh was last purchased, it has been transformed from what was four flats with a plastic front door, to what it is today: a fine three-bedroom property with a large bright kitchen extension and a separate mews to the rear. Purchased for €620,000 "it was probably the worst house on Mountpleasant and I knew it would be a challenge," says the owner, recruitment consultant Blaise O'Hara.

"We spent almost €450,000 on the renovations and building the mews as we wanted to get it right. I remember telling [Kells Traditional Timber Windows and Accessories in Co Meath] to work their magic on a new front door, windows and architraves as what was there was just awful and we wanted to pay homage to its Georgian origins," says O'Hara.

In addition, the property has an extension designed by Alan O'Connell of OC architects in Ranelagh, who also designed the mews building to the rear of the garden. All the period details had to be addressed as they were removed when the house was laid out as flats. "John Duffy of Academy Fireplaces (on Parnell Street, Dublin) was a great help to us; not only did we source a lovely Georgian fireplace there, but he is passionate about Georgian detail so gave us lots of advice."

The 145 sq m (1,561 sq ft) house, which is Ber-exempt, now has two interconnecting living rooms to the front, which lead to a big open-plan kitchen and dining area. "What is quite incredible is the way that Blaise



designed the upstairs layout in the property," adds estate agent Clodagh Murphy of Owen Reilly, who is handling the sale.

"It is totally different to most period houses here, and its clever design allowed for three bedrooms and three bath-

rooms upstairs," says Murphy. From French doors in the kitchen through the bamboo-flanked patio lies a new (46 sq m/500 sq ft) mews. At garden level is a garage, and upstairs is a space occupying a home office and studio. It is here that O'Hara runs her charity,

the Grace O'Malley Foundation. "It is a completely voluntary charity that focuses on keeping the elderly poor out of nursing homes, and sometimes it is a simple thing like installing a stair lift in their home. They can end up in a nursing home if they cannot climb a

stairs - to use the loo - and we try and help them with reconditioned stair lifts".

The charity takes its name from O'Hara's mother, Grace O'Malley, who encouraged her to get involved with a charity, and because of her mother's fear of ending up in a State-run

nursing home, the idea for the Grace O'Malley Foundation was born. "Both my parents were doctors and my grandmother was Dr Sal Joyce, who was the first Irish female anaesthetist."

Based in the Central Hospital Galway a century ago, despite having provided care for in excess of 4,500 tonsillectomy cases without a single mortality, her remuneration of £100 per annum was 40 per cent less than her all male colleagues, and she is credited as personally campaigning for more equitable arrangements for women.

Today, the O'Malley Gold Medal is awarded to outstanding undergraduates of National University of Ireland, Galway, in recognition of her and her husband Conor's contribution to medicine. Their granddaughter's house, from which she is downsizing, is on the market through Owen Reilly, seeking €1.25 million.

Town & Country  
Two homes, one price

€220,000

Town



**Address:** 4 Enaville Avenue, North Strand, Dublin 3  
**Agent:** Leonard Wilson Keenan  
This two-bedroom mid-terrace property extends to 36sq m (387sq ft) and has charming colourful interiors. With wooden flooring and lots of built-in shelving, it also has a small yard. Situated within walking distance of the city, and close to facilities such as gyms, parks and cafes, the property would make a good alternative to an apartment.

- Lovely interiors
- Ber is D2

Country



**Address:** Church Street, Carrigallen, Co Leitrim  
**Agent:** REA Peter Donohoe  
Situated within a short walking distance of all local amenities, this three-bedroom period house has exposed original stonework and an Aga set into the old hearth of the kitchen. While some rooms would benefit from a makeover, the property has a fine-sized rear garden - with room to extend - subject to planning.

- Charming house with lots of potential
- Ber of D1 will need to be addressed

Dublin 4 €450,000

# Stylish mews at the heart of Dublin 4

**8 Morehampton Mews, Donnybrook, Dublin 4**

**Description:** Stylishly refurbished mews in prime location within a short walk of the city centre  
**Agent:** Sherry FitzGerald

KEVIN COURTNEY

If you're thinking of setting sail on the perilous seas of the property market, you could get on board number 8 Morehampton Mews, a small but very seaworthy home in the heart of Donnybrook in Dublin 4. This quirky, angular dwelling has been refurbished with a maritime theme by its owner, Sam Field Corbett, inspired by his lifelong passion for boats and waterways.

Field Corbett runs Irish Ship and Barge Fabrication, which restores decommissioned heritage vessels and repurposes them for modern use. Among its projects is the MV Cill Airne, a floating restaurant, bar and bistro docked at the North Wall Quay on Dublin's Liffey. The company also created the Escape Boats escape room experience on Dublin's Grand Canal.

Field Corbett has used his experience as a shipwright to make the most of the available space (59sq m) at number 8. He lined the high, vaulted ceiling with American cedar timber and replaced the original clunky water tank with a solar-powered water heating tank and two small copper tanks that act as a filtered fresh water reserve.

These sit in full view atop the brick chimney at the mezzanine level, like a mini ship's engine room. "When you've worked on a boat, you realise the importance of conserving water," says Field Corbett.

A swing hangs inconspicuously in the centre of the living room; its long pendulum means it swings very slowly, he explains, so you can get that feeling of gently rolling waves without getting seasick. Both his young sons are keen gymnasts, and often hang their gym equipment from hidden hooks in the ceiling.

The luxurious, fully tiled bathroom features a jacuzzi, a



shower with rainforest head, a double sink unit and another seafaring quirk: a ship's toilet, with a foot-powered, water-efficient electric flush mechanism. The toilet seat has a built-in ventilator system that filters off odours more effectively than any wall-mounted vent.

Field Corbett is using the bedroom as a home office, and the mezzanine level as his bedroom; you reach it via a 70-degree staircase with brass banisters - another maritime touch. The kitchen has built-in wall and floor cabinets, an integrated oven, gas and extractor fan and a fold-up electric counter.

He has also drawn on his experience in the music business, when he built studios for the likes of Joe Dolan, to fine-tune the acoustics at number 8. The house features a fully integrated Bluetooth audio system, with plenty of power sockets and USB outlets; new owners just have to connect up their mobile phone, open their Tidal or other music app, and the house will be filled with sweet sounds.

The cedarwood ceilings stop the sound from bouncing around too much, meaning you can have conversations without competing with the music. If owning a stylish pad within walking distance of St Stephen's Green, Grafton Street and the city centre is what floats your boat, then this may be the perfect berth.

It might also make a smart investment. Number 8 Morehampton Mews has an E1 energy rating and is for sale through Sherry FitzGerald seeking €450,000.

Dublin 6W €495,000



# Cleverly reimagined cottage

**342 Kimmage Road Lower, Kimmage, Dublin 6W**

**Description:** One-bedroom plus attic room end-terrace cottage with gated, off-street parking for two cars  
**Agent:** Sherry FitzGerald

ALANNA GALLAGHER

What do you do if your house is set very close to the road and you want to dial down traffic noise and orient the house away from it? You flip the layout, says new mother Barbara Dooley, an interior architect with Mac Group, a construction fitout company.

She and her husband bought number 342 Lower Kimmage Road, at the KCR end of the street, in 2018 for €285,000, according to the Property Price Register. The address is also listed as having sold the previous year for €675,000 but this sale was to Seabreen Developments and included a large garage to the rear where the housebuilder went on to construct Riversdale Mews, a trio of modernist-style new homes, accessed via a private gated lane.

A perk of this artisan-style, single-storey property is that it enjoys off-street parking within the new homes scheme to its rear, with two spaces directly adjacent to its pedestrian back gate.

The house opens into a good-sized hall. The first room you see is the family bathroom, which is also accessed from the main bedroom. This hybrid space is where the sitting room would have been,



By repositioning the bathroom, which had been next to the garden, Dooley doubled the size of the rectangular kitchen and it opens directly to the garden. This extends to 19sq m and has pedestrian rear access.

The smart, sleek gloss kitchen units were picked up secondhand and the countertop is Aria, a new product by Formica, that she describes as "a new age type of laminate that is cold to the touch to give a matte finish as if it were honed". Floating open shelves above the counter give a slick-looking finish.

The room is painted in Railings, another F&B colour that appears as a dark blue in this setting. In pride of place is a Fisher & Paykel six-burner cooker, the Rolls Royce of ranges, which is included in the sale.

The island/breakfast counter is comprised of two Ikea units set end-to-end. These have open shelving on the cooking side, which gives you easy access to a plethora of pots and appliances without anyone on the other side of the counter ever seeing in. They're also moveable, if you want to create more floorspace when entertaining, says Dooley.

The end wall is glazed with sliding door access to the outside. There is room within the kitchen for a small dining table, around which four chairs have been set.

The house has a Ber of D2 and extends to about 72sq m (775sq ft); it has a further 13.5sq m of space in its attic room, which is set up as a second bedroom.

The property is for sale through Sherry FitzGerald with an asking price of €495,000.

something most people would not have changed. Dooley has put a large wash/utility room here. A wall of Nazari, hand-glazed pink tiles add a pop of colour and draw the eye up from the washing machine. Bright and bright, it is set out in an L-shape with the large stall shower and the rest of the bathroom out of sight and to the front where they benefit from a window and any traffic noise is not too disruptive.

A walk-through closet takes you from the bathroom to the bedroom, which is painted in Hague Blue by Farrow and Ball. This room looks out on to a small internal courtyard of breeze blocks.

The livingroom and kitchen are both at the back of the house to benefit from its southeast aspect and its more tranquil position within the property, Dooley explains.

The former is a good size and dual aspect thanks to light filtering through from the kitchen. Extending to almost 16sq m its focal point is a wood-burning stove set into a vintage redbrick surround. Here there is wall space here for two sofas and its soft neutral decor helps to create a really restful room.

The kitchen is to the back of the