

Co Dublin €2.25m



A home for life with plenty of light and space in Blackrock

The design of this house – and its large, sunny garden – allows for entertaining on a grand scale

Ravenna, 13 Granville Road, Blackrock, Co Dublin

Description: Extended and refurbished five-bedroom family home on 0.4 of an acre
Agent: Lisney

ELIZABETH BIRDTHTISTLE

Houses on Granville Road in Blackrock tend to be family homes for life, and this is evident in the fact that since the Property Price Register commenced – on January 1st, 2010 – only seven houses on the road have changed hands.

Lying on a quiet leafy avenue off the busy Newtownpark Avenue, which connects to Granville Park via Knocksinna Park, houses here are always in demand. Traditionally they were generous in size and sat on good-sized gardens.

For Ravenna, which occupies Number 13 Granville Road, the property sits on a generous site measuring 0.4 of an

acre, which has the benefit of a southwesterly aspect. Set back off the road, and accessed through electric gates via a gravelled driveway, the property was given an entire overhaul and extension in 2001, under the guidance of architect Eamon Regan of Regan & Associates.

It went from its original size of 240sq m (2,583sq ft) to 392sq m (4,219sq ft). In addition, there is a further 83sq m (888sq ft) in the attic space – currently used as a gym – that occupies the second floor along with a store room. This area is accessed by a full staircase.

In testament to Regan's design, the property looks as good from the rear as it does from the front – and despite its size it never has that too big a feeling when rooms can feel overwhelmingly large.

eyebrow window

Its double-height reception hall, with polished marble flooring, brings much light into the front of the property and its lovely eyebrow window brings light to the upstairs landing, as do a number of Veluxes



that flood the attic with light. On the ground floor, a dining room and family room straddle the front hall, both of which have bay windows. To the rear lies an eat-in kitchen with plenty of storage, a playroom/TV room and a very large drawing room. All three rooms have French doors that open out to a sunken sandstone patio which extends the full width of the house. The kitchen/breakfastroom



has a large Britannia stove with a six-ring hob, an American fridge and oodles of storage. The design of the house allows for entertaining on a grand scale, which the current owners have done on occasion.

"We have had 40 for lunch in the hall, and the fact that two sets of double doors open into the drawing rooms means there is a great flow," says the owner, who is right-sizing due to an empty nest.

In addition, the patio to the rear gets sun all day so offers a lovely space for entertaining on summer afternoons and evenings.

The owner loves the sense of space and light – the two things that Regan has really achieved with his design – and the fact that the rear garden is "permanently in sunshine".

The garden, which has been used as a football pitch when the children of the house were young, has lots of potential for green-fingered enthusiasts due to its size and aspect.

The property, in turnkey condition, with five bedrooms and a Ber of B3, has now been launched by Lisney seeking €2.25 million.

Sort it

Denise O'Connor



Seven deadly tricks to maintain your home

The better you look after something, the longer it will last. This applies to everything from a favourite pair of shoes to a new car. When it comes to one of our biggest investments – our home – regular maintenance can feel like a daunting chore. But if you're not properly maintaining your home, it could cost you a lot of money. Here are seven of the most important chores to prevent long-term, costly damage.

its best. Examine your decking for damage or decay to see if any boards need to be replaced. Clean it thoroughly with a garden hose and cleaning solution. Give it a good scrub with a stiff brush and rinse well. It's good to treat timber decking with an anti-algae solution to protect it from rotting. If you need to stain and seal your decking, do so only once the wood is completely clean and dry.

Freshen up your bathroom

Bathrooms can get grubby over time. Poor ventilation and water build-up can lead to discolouration of paintwork, grout and sealant.

A steam cleaner will lift most stains. Look for areas of grout that need to be refinished. Replace the silicone around showers and sinks. Fresh silicone will help these areas stay waterproof for longer and look better. Clean any paintwork and freshen up with a coat of paint with anti-mould properties.

If you feel like your shower isn't working as well as it used to, it might be due to limescale. Even if you don't live in a hard-water area, the limescale will build up. Descal or replace your shower head. It's easy to do and will improve your showering experience immediately.

Clean upholstery and carpets

Carpets take a lot of wear and tear, so it's a great idea to give them a professional clean every few years. The same goes for upholstery and mattresses. Professional cleaning will keep them looking their best and help them last longer too.

If you are concerned about chemicals, some companies offer chemical-free cleaning, such as Chem-Dry, who use a green-certified solution and a proprietary hot carbonating extraction process to penetrate deep into fibres. The result is a deeper clean, a faster drying time and a healthier home.

Clean out gutters

Clogged gutters can lead to roof leaks or water damage in your home. You should clean them at least twice a year, or more if there are a lot of trees close to your home. You can clean them yourself and most window cleaning companies will offer this service also.

Touch up paintwork

You won't need to repaint every room every year but set aside time once a year to touch up or repaint areas that need it. It's a nice idea to refresh paintwork every couple of years and an opportunity to give a room a new lease of life with a fresh new paint colour.

The same applies to exterior paintwork. Check for any peeling or chipped paintwork. You may only need a minor touch-up in some areas or a more extensive repaint. Painting projects are easy to tackle yourself. If you keep on top of them, they should never become overwhelming or costly.

Book a boiler service

You should get your boiler serviced every year. Not only will it prolong the life of your boiler, but it will also mean your boiler will run efficiently, keeping your heating bills as low as they can be.

Clean your appliances

Every appliance, large or small, needs to be cleaned from time to time to keep it in good working condition. Modern appliances will prompt you to let you know when they need to be descaled or cleaned. On the other hand, older machines will rely on you remembering to carry out these tasks. With good maintenance, your appliances should last many years.

Refinish decking

Decking in this climate can become rotten very quickly if not properly maintained. Refresh and refinish your decking at least once every 12 months to avoid this. Regular maintenance will prolong the life of the decking and keep it looking



Give carpets a professional clean every few years and touch up paintwork regularly too. PHOTOGRAPH: RUTH MARIA MURPHY

Dublin 8 €800,000

Chic makeover in the heart of Portobello

19 Ovoca Road, Portobello, Dublin 8

Description: Extensively renovated two-bed has featured in magazines
Agent: Owen Reilly

BERNICE HARRISON

When TV commercials producer Andy Bradford bought 19 Ovoca Road in the heart of red-brick Portobello seven years ago, the plan was to "maybe put an extension on the back and do a bit of decorating".

That was January 2015 – and he didn't move in until Septem-

ber 2016; in between came finding a builder and an architect, agreeing the design and securing planning permission and realising that with old houses that haven't undergone a renovation in some decades, it's rarely a case of doing a bit of cosmetic work; there's a domino effect caused by stripping back any surface, whether floors, walls or ceilings. When the building did start, the eight-month renovation saw the terraced house brought back to just the front wall.

Some aspects of the original layout he knew he wanted to keep, notably the front reception room with its high ceilings, a new sash window and

old-world charm.

For the new part – the greatly extended ground floor to the rear, which added 40sq m to the property – he wanted a bright, contemporary, eat-in kitchen with a living area. A sleek Kube kitchen with a substantial island was chosen, while architect Niall Henry incorporated roof lights and a glazed wall of floor-to-ceiling doors opening to the deck and small, north-facing garden. The property now has 118sq m (1,270sq ft) of living space.

This style of house has two bedrooms to the rear up a half-flight of stairs from the hall, and the issue for modern living is where to put the bath-

room; it is often tacked on to the rear at ground level beyond the kitchen. To solve the problem, Bradford says he simply copied his neighbours and installed a full bathroom in the attic up a flight of steps from the bedroom landing. It's a smart solution.

The house has appeared in interiors magazines, and it's not difficult to see why. To choose his colour scheme when buying paint he took the advice of Olah Kelly at MRCB Paints, who detailed a dramatic colour scheme that works well with Bradford's art collection. Parking is on-street and the Ber is C3. Agent Owen Reilly is asking €800,000.



On view



55 Seaford Crescent, Booterstown, Co Dublin

€695,000, DNG

Three-bedroom semi-detached house extending to 105sq m (1,130sq ft). The property, which is close to the coast, has an extra-wide rear garden with potential for extension – subject to planning permission. Ber F
On view: Strictly by appointment at dng.ie



49 Roseland Avenue, Cualaunor, Dún Laoghaire, Co Dublin

€1.1m, Sherry FitzGerald

Five-bedroom terraced house extending to 205sq m (2,206sq ft). The property, which has a Nolan kitchen, plantation shutters and a heat recovery ventilation system has a south-facing landscaped rear garden. Ber A2
On view: Strictly by appointment at sherryfitz.ie



81 Kill Lane, Foxrock, Dublin 18

€895,000, Fern Property

Detached four-bedroom house extending to 182sq m (1,959sq ft). The property, which has a secure side entrance and two garden sheds, has a 150ft long, west-facing garden to the rear. Ber F
On view: Strictly by appointment at fernproperty.ie



47 Lynwood, Dundrum, Dublin 14

€785,000, Lynam Auctioneers

Semi-detached five-bedroom house extending to 165sq m (1,770sq ft). The property, which is a five-minute walk to the Luas and Dundrum, has an attic room and there are a number of schools nearby. Ber C3
On view: Strictly by appointment at lynam.ie



31 Orchardstown Avenue, Rathfarnham, Dublin 14

€775,000, DNG

Detached four-bedroom house extending to 158sq m (1,701sq ft). The property, which has been extended and has a garage, benefits from a south-facing rear garden. Ber F
On view: Strictly by appointment at dng.ie