

Dublin 4 €1.25m

Monochrome flair in Morehampton three-bed

Terraced redbrick period house off Dublin 4's Morehampton Road has been upgraded and decorated to a high standard

10 Morehampton Terrace, Donnybrook, Dublin 4

Description: Revamped three-bed Victorian with lots of design detail on a quiet turn off Morehampton Road
Agent: DNG

FRANCES O'ROURKE

A terraced redbrick in Donnybrook, completely revamped by its energetic owners since they bought it in 2019, is relatively small but bursting with interesting design ideas.

Period and modern are mixed to very good effect in the interior decoration: there's ornate Victorian plasterwork in the ceiling of the very sleek modern kitchen, new timber sash windows, touches of Art Deco with Crittal-style floor-to-ceiling windows in the kitchen/dining room, and an overall monochrome scheme broken in places by bright colour.

Sinéad Doherty and her partner bought number 10 Morehampton Terrace in 2019 (for €770,000 according to the Property Price Register) and moved in with their new baby while planning a revamp with architect Paul O'Loughlin that involved knocking down the whole back of the house; their builder was Colm Hoey of Mach Build.

Fast-forward to July 2022 and Sinéad – cradling a new baby, eight-week-old Jesse, in her arms – explains that they're selling now mainly because they want to take on a completely different project. She did the project management and interior fit-out of their house herself, a hobby she wants to pursue.

Number 10 Morehampton Terrace, a three-bedroom 124 sq m (1,334 sq ft) terraced redbrick house built around 1880 is now for sale for €1.25 million through DNG. Owned previously by one family for 50 years, it has been rewired and replumbed, has underfloor heating downstairs, air-to-water



heating, A-rated sash windows from Kells Windows and an A3 Ber.

It has on-street parking for residents.

There are over 20 houses in the terraced cul-de-sac off Morehampton Road, the first turn left after Marlborough Road as you go towards the city.

A famous former resident was Eamon de Valera, who lived at number 32, one of the slightly grander Edwardian houses on the opposite side of the road, with his wife Sinéad

from 1910 to 1916, according to a plaque on the house.

The glossy grey front door of number 10, with colourful Art Deco-style glass panels, opens into a monochrome front hall: it's floored with black-and-white mosaic tiles and the walls are painted grey below the dado rail, white above.

On the left is the living room, with a solid oak parquet floor, pale grey marble mantelpiece, centre rose and panel-effect framing on the walls.

Behind it is the most striking room in the house, the L-shaped kitchen/dining room designed by Cillian and Lisa Johnston of Cillian Johnston Ltd that looks out on to a courtyard garden through the black-metal-framed floor-to-ceiling Crittal-style windows/doors.

The kitchen has solid oak units and is floored with large black-and-white Marazzi Italian marble-effect porcelain tiles; the counter and island are topped with white quartz as is

the full-length splashback. There's elaborate Victorian-style corning in the high ceiling – not original, although it looks it, made by Euromould. Smart mid-century modern lights hang over the island.

There's space for a decent-sized utility room off the kitchen and for a small study off the dining room beside a separate short hall that opens into a laneway at the back of the house.

Double doors open from the dining area into a small but cleverly

designed courtyard: white porcelain tiles floor the patio, plants spill down the high back wall – a "vertical garden" says the agent – and a water feature is backed by blue mosaic tiling. Upstairs, an Art Deco-style stained glass window over the landing was co-designed – like the front door glass panels – by Sean Finlan of Rathmines Glass, with Sinéad.

Inventive design and bold use of colour is evident in all the upstairs rooms: doors, walls and the ceiling leading to a



child's bedroom on the return are painted a kind of burnt orange (Heat by Little, Greene); colour-block walls in the child's room are painted half white/half aquamarine (Deep Water Green from Paint & Paper Library).

There are three bedrooms upstairs, and a family bathroom.

The main bedroom has its original wooden floors, white walls with panel-effect framing and a ceiling painted grey/black.

An arch in the wall behind the double bed opens into a small, neatly-fitted walk-in wardrobe with hanging space, shelving and drawers; a door on the other side opens into a smart en suite shower room part-tiled/part painted in matching pink (Monticello Rose by Benjamin Moore paints).

A rear lane at the end of the cul-de-sac opens on to Marlborough Road and also winds back down to Morehampton Terrace.

Dublin 6 €1.25m

'A great house for enjoying family life' on a quiet Ranelagh road

12 Ashfield Road, Ranelagh, Dublin 6

Description: Victorian four-bed has been well maintained and updated over the past 32 years
Agent: Owen Reilly

KEVIN COURTNEY

The owner of 12 Ashfield Road bought the house in 1990 and raised a happy family of three children here, so it's fair to say the house has been seriously preloved.

This Victorian end-of-terrace house sits on a highly sought-after residential road in the heart of Ranelagh, and has been tastefully upgraded and maintained over the years; about eight years ago, a new solid wood Shaker-style fitted kitchen was put in by Kerwood Design, and features Silestone countertops and Belfast sink, plus a very handy solid wood chopping block.

It also has integrated appliances including Smeg double oven, and an American-style fridge/freezer.

The owner also redesigned the drawingroom and dining-room, bringing the two reception rooms together to create an impressive main room that runs from front to back, turning it into a superb place for family gatherings.

A French door leads out to a leafy side passage to the back garden, taking you through a lovely bower.

On the way down to the kitchen, there's a neat under-stairs space that the owner uses as a cosy home office – however you use it, there's plenty of storage options here. Past the kitchen is a breakfast room with built-in bench seating and wainscoting, with more storage underneath.

This opens out to the back garden via concertina doors, allowing you to really let the outside in. The garden itself is small but lovely and private, with a gravelled patio for outside dining, and mature trees, including bay trees and lilacs that bring lots of colour into the space.

Everywhere you look, there



is a shelf of books – this is a family of readers – and it illustrates just how much storage space is available around the house. Three of the four bedrooms upstairs have built-in wardrobes and fittings by Oakline, and the smallest bedroom has a bespoke built-in single bed to maximise the space.

There's a large double bedroom on the first-floor return, plus a family bathroom with bath, overhead shower and wainscoting up to the height of the dado rails.

On the first floor the main bedroom looks out over the back garden, and has an en suite shower room; another double looks out to the peace and quiet of Ashfield Road. Sash windows help to keep

out the noise, but you're well away from the hustle and bustle – and it's just a two-minute walk to the artisan cafes and excellent restaurants of Ranelagh.

The owner has seen a lot of changes in the area over the past 30 years, with more young families setting up home and mingling well with the older residents of this neighbourhood.

"It's been a great family home," says the owner, who is downsizing. "It's a great house for enjoying family life, and I hope another family gets as much joy out of it as we have."

Number 12 Ashfield Road, Ranelagh, Dublin 6, extending to 143 sq m (1,539 sq ft) has a Ber of D2 and is for sale through Owen Reilly with an asking price of €1.25 million.