

Dublin 2 €850,000

Graciously upgraded Georgian home

Number 21 has been sympathetically renovated and decorated; close by, number 30 is a two-bed Victorian for €775,000

21 Erne Street Upper, Dublin 2

Description: Four-bed double-fronted house with garden in the city centre
Agent: Owen Reilly

JOYCE HICKEY

The first person to live in number 21 Erne Street Upper, which connects Pearse Street and Lower Grand Canal Street in Dublin 2, was a coal merchant. This, according to the current owner, urban planner and historian Anthony Abbott King, shows how, after the building of the Dublin and Kingstown Railway in 1834, some less-fancy parts of the city opened up to the middle classes. With plots more affordable, builders went wide and shallow rather than tall and narrow to create terraces of double-fronted houses that, in the case of this section of Erne Street Upper, were one room deep.

Built before 1847, and depicted on the Ordnance Survey map of that date, number 21 has been in Abbot King's family since 1992 and, having lived there on and off and rented it out for the past two years, he has undertaken a couple of restoration jobs, in 2011 and 2019, that make the most of its Georgian features while bringing it up to date. The rather low Ber of E1, he says, is due to his having opened up some fireplaces and retained the single-glazed, six-over-six sash windows, as well as the unalterable expanse of exterior walls.

The 120sq m (1,292sq ft) house is presented in thoughtful and gracious order, with calm luxury in the considered decor, the carefully chosen furniture, the simple lines of the kitchen and two bathrooms, and the heavy linen curtains by Sally Armstrong. To the left of the hall is the kitchen with a smart Smeg stove, built-in appliances, off-white units below the counter, and shelves above. The original shutters line the window and Abbot King confesses to "vandalising" them by



cutting them halfway to form a kind of half-door for privacy from passers-by. Even in this modern space, there's room for antiques, with a Dublin Arts and Crafts wardrobe, decorated with animal paintings and inset tiles, fitting perfectly into a recess.

Across the hall is a comfortable, wooden-floored living room, also fronting the street, with a stove in the fireplace.

On the upper floor, two double bedrooms (one currently used as a sitting room) mirror this plan, with the added advantage of being dual aspect and

drenched in morning and evening sun.

The two stone-floored bathrooms are above each other in the return that Abbot King says a builder added when he bought a section of the terrace in the 1980s. The central stairs wind down past these to the two

lower double bedrooms, of which one faces the street and the other looks out to the east-facing back garden.

This is accessed down some steps beside the bathroom and feels quiet despite being right in town, close to the railway and adjacent to the extended Savvi



30 Erne Street Upper, Dublin 2

credit union building. There is potential out here, subject to planning permission, to add a sunny living room – though that carries a risk of underusing the beautiful original rooms. Number 21 Upper Erne Street is for sale through Owen Reilly with an asking price of €850,000.

A little farther south, across the road and the railway line and closer to Holles Street, number 30 Erne Street Upper is for sale through Lisney Sotheby's International Realty with an asking price of €775,000. A Victorian two-bed, with 107sq m (1,151sq ft) and a Ber of D2, it was sold in 2012 for €410,000.00, according to the Property Price Register, and has been refurbished and presented in rich colours.

At the front is a dramatic blue living room with inset stove and wooden floors. Straight through the hall is the granite-floored dining room with exposed brick walls leading through to a Siematic kitchen, from which glass doors open to the west-facing patio garden.

Upstairs are two good-sized double bedrooms – the one at the back has two big windows – and a smart shower room.

Erne Street Upper is close to Trinity College and Merriion Square and surrounded by all kinds of amenities and eateries. These include the landmark library and lots of cafes as well as a branch of Musashi, some favourite pubs and a few bike shops – though if you still need a car, there is disc parking on the street.

Town & Country
Two homes, one price

€795,000

Town



Address: Penthouse 10A, Mountbrook, Stillorgan Road, Booterstown, Co Dublin
Agent: Lisney Sotheby's International Realty
With 210sq m (2,260sq ft) of floor space, this two-bedroom penthouse is larger than most three-bedroom houses. Located in a well-regarded development in Booterstown, the property, which is a stone's throw from Blackrock village, is in turnkey condition and has a C3 energy rating.



Spacious light-filled apartment



No balcony

Country



Address: Abelstown Lodge, Rushwee, Slane, Co Meath
Agent: REA T & J Gavigan (Navan)
This 100-year-old property extends to 273sq m (2,939sq ft) and lies on more than 6 acres of private gardens and lands. Extended in 2006, it has five bedrooms and is just a two-minute drive to the local national school, with a bus service to secondary schools. Local amenities include tennis, pitch and putt, fishing, golf and hunting.



Lots of land and gardens



Ber of D1 is a bit low

Co Dublin €695,000

Design expert's Monkstown home

5 The Orchard, Monkstown Valley, Monkstown, Co Dublin

Description: Modern, detached three-bedroom home with professional touch in turnkey condition
Agent: Lisney Sotheby's International Realty

ELIZABETH BIRDTTHISTLE

"Move over, grey" is the advice from Sinead McDonagh, global head of design, home and lifestyle for Primark. "We get a lot of cold, grey days and nights in Ireland, so I would recommend going dark and luxurious in your living room".

McDonagh, who originally studied fashion at the London College of Fashion before moving into homes and interiors, is required to forecast interior trends for the retailer, which has 398 shops across 14 countries.

She says the biggest trend she is seeing for 2022 is minimalism, noting after the past couple of years where people's homes became their sanctuaries, they now want clean slates – which was also the name she gave Primark's first collection of 2022.

At her home at 5 The Orchard in Monkstown Valley, she has created a different atmosphere in every room, from the Scandinavian feel of the fresh white walls in the kitchen, with calming green accents, to the lush dark and moody navy in the living room, with striking contrast from an acid yellow velvet sofa sourced from made.com.

Being interiors-savvy and knowing the tricks of the trade gives rise to bespoke creations. On a trip to Paris, she bought an artwork which she duly had printed on to specialised woven paper – imported from the UK – by her local printing shop in Dún Laoghaire. The paper being peel-and-stick meant she could hang it herself, but a bigger bonus is "the fact that when you want to take it down, it just peels off and doesn't damage the wall".

This technique is applied in two of the three bedrooms in her 86sq m (925sq ft) home. In



the children's room, unicorn paper that she designed herself will delight any young child, while the lush tropical green in the guest room echoes the tranquil feel given by the plants throughout the house.

"Green is great as a colour accent, as it helps to calm, promote positive thinking and invigorate."

The rear garden is a bit of an oasis behind her detached home. Laid out with low-maintenance AstroTurf, the lawn is bordered by mature plants to

give year-round colour, and a spot for entertaining under the stars.

With swathes of colour from roses, peony roses, Crocosmia Lucifer and Acers, the front garden is also a bit of a giveaway that someone who likes colour and form lives inside.

With two small children, the family are trading up and have placed their turnkey home, which has a Ber of D2, on the market through Lisney Sotheby's International Realty seeking €695,000.

Dublin 14 €725,000



Wonderwall in Rathfarnham

17 Stonepark Orchard, Grange Road, Rathfarnham, Dublin 14

Description: Well-maintained semi-d with a high standard of finish and an attic office close to shops, parks and schools
Agent: DNG

KEVIN COURTNEY

It's not every suburban semi-d that can boast its own orchard wall, but number 17 Stonepark Orchard has the benefit of a fine, high wall running down the side of the property, and adding an extra layer of privacy and a country flavour charm in this late 1980s/early 1990s home in Rathfarnham.

The wall encloses a generous cobble-locked driveway that can easily accommodate four cars, and continues through the back garden. The owners have carefully maintained the wall over the years, keeping it in good repair, and installed tasteful lighting to really bring out the brickwork. The lighting also creates a wonderful atmosphere when you're sitting at one of the two Indian sandstone patios in the professionally landscaped back garden – it's like being in your own walled garden.

Inside, number 17 has been brought to a superb standard of finish, and is in turnkey condition for a young family to move straight into.



Downstairs, the entrance hall, living room and dining room have been laid with Juncker's solid beech flooring, wall panelling and radiator cabinets, with bespoke built-in units from Newcastle Design in the living room. The kitchen/breakfast room has polished grey concrete-effect large floor tiling and indigo polished porcelain pencil-effect wall tiling. The effect is to maximise space and light maximised. There's a small utility room off the kitchen, and sliding doors in the dining-room open out to the rear garden.

Upstairs are four bedrooms with built-in wardrobes or Slide-ropes, and the main bedroom has a bay window with en suite; there is another en suite off the second bedroom. The main bathroom, like the en suites, has a Vogue bathroom suite with polished granite wall and floor tiling, Jacuzzi bath and heated towel rail.

Unusually, the attic room is not an added extension, says the owner, but was part of the original build. This room really came into its own during lockdown, says the

owner, as the kids set up their desks here and embraced the homeschooling experience, while their parents made it their home office. The room has built-in units for storage, and a small shower-room and WC.

Conveniently located just off the Grange Road in Rathfarnham, the house is close to local schools and amenities. "The kids walk to school together and meet up with their friends on the way," says the owner. It's a short walk to Rathfarnham village and shopping centre, Rathfarnham Castle Park, Bushy Park and St Enda's Park. Just a little farther is Marlay Park, and recently the owners sat outside in their patio and enjoyed the sounds of Guns N' Roses coming loud and clear into their back garden when the band played an outdoor gig at the park. Luckily, rock concerts are only an occasional intrusion during summer months.

Number 17 Stonepark Orchard, Grange Road, Rathfarnham, 151sq m, with a C3 Ber, is for sale through DNG with an asking price of €725,000.