

Dublin 6 €750,000



Two-bed showcases skilled design

Gorgeous redbrick sits close to Ranelagh Gardens, where Crosbie launched his famous hydrogen-fuelled balloon in this day in 1785

14 Chelmsford Avenue, Ranelagh, Dublin 6

Description: Renovated and improved property with a bespoke kitchen extends to 77sq m (829sq ft)
Agent: Owen Reilly

JOYCE HICKEY

Entering number 14 Chelmsford Avenue in Ranelagh, Dublin 6, is a bit like walking into a shop that's full of carefully chosen items arranged perfectly, as if styled for a magazine. The pale green front door opens directly into a sunny, southeasterly

square room painted the same colour, which sets a restful tone and, like the blond floorboards, unifies the property upstairs and downstairs, inside and out.

Since buying the two-bed, mid-terrace redbrick in 2008, the owners have combined their imaginative flair with the skilled excellence of Wedge Design to maximise its 77sq m (829sq ft). They have undertaken renovations and improvements, from painting the interiors and replacing the windows in the early days to insulating the attic, repointing the brickwork and reworking the bathroom in 2012, to fitting a new kitchen in 2016. It feels much cosier than the D2 Ber implies; the property is for sale through Owen Reilly, asking €750,000.

The owners' relationship with Wedge began when they commissioned a storage unit, bedside lockers, and the craftsman's background in industrial design is evident in the bespoke kitchen. Precisely detailed plywood units have pop-out doors and drawers with a pale blue/grey veneer, while the floor-to-ceiling units on the middle wall are fronted with oak in a timeless mid-century style.

Light flows through an original northwesterly window and bounces off the white Corian worktop, where notches cut on a slant form a pristine draining board on the peninsula that divides this space from the dining area.

The high-quality fittings include tiles from Fired Earth;

sky-blue subways on the splashback, and vibrant encaustic tiles on the diningroom floor. This room, part of the original return, is lit by newish full-height windows and double doors to the pretty patio garden, where whitewashed and granite walls contrast with carefully arranged pots and plants in what feels like a lovely party-overspill space.

Previous owners moved the stairs to the inner corner of the living room, and more space-saving tricks are on show – and sometimes concealed – upstairs. A big bedroom at the back has a raised ceiling and a lowered floor, with storage behind a door and a lovely green view over the carefully kept gardens of Berystede on Leeson Park.

A room beside this is too small to count as a bedroom but has a window and enough space for a sofa and storage. Beside this the bathroom has crisp white wooden cupboards and tiles, and blue panelling; the shower is over the bath and the washing machine is under the hot-press.

A steel ladder leads up to a mezzanine workspace in the converted attic, with bookshelves as balustrades and two Veluxes above.

At the front the main bedroom is also painted that soft green and has a cute cast-iron fireplace.

The window looks out to the quiet avenue, a short T off Chelmsford Road, with lanes and boundaries marked on the first Ordnance Survey – and

shadows of the Swan river – surviving in the streetscape.

At one end is an entrance to Ranelagh Gardens, a one-hectare haven for wildlife and local people that was laid out in 1769 and is most famous for an event that took place on January 19th, 1785. From here Richard Crosbie took flight in a hydrogen-fuelled balloon, which he landed across the bay in Clontarf, and his feat is honoured by a statue in the park.

It's also echoed in the quirky wallpaper of Seagreen boutique, which is just up the road amid Ranelagh's many amenities – countless cafes, restaurants and pubs, two supermarkets, a bookshop and pharmacies, as well as primary and secondary schools, the Luas and frequent buses.

Dublin 4 €495,000

Mid-terrace redbrick offers stylish surprise

9 Hastings Street, Dublin 4

Description: Two-bed a short walk from Ballsbridge and the city's Silicon Docks area
Agent: DNG Donnybrook

JESSICA DOYLE

Signposted by a pastel-pink bike with flowers planted in the basket, Hastings Street is a cul-de-sac located opposite Shelbourne Park greyhound stadium and less than a five-minute walk from Google's European headquarters in Dublin 4. Any expectation you may have of this mid-terrace redbrick from the outside is turned on its head when you enter the home and realise that the layout is upside down.

The property was completely refurbished by a previous architect owner before the current owners arrived in 2018, when they paid €460,000 for the home, according to the Property Price Register.

Walking down the hall and up the wooden staircase you reach the airy open-plan kitchen and living area. The old attic had been knocked through to create a double-height vaulted ceiling which houses two large Velux windows over the kitchen, flooding the room with light. The entire space is painted white and defined by two contrasting black beams in the bends of the ceiling. The navy-blue kitchen units span the height of the wall, and the double oven, microwave, fridge and washing machine are integrated. The kitchen countertop forms an L-shape, sectioning off the area.

From the kitchen window, a few metres from the rear of the property, you can see a new development of two- and three-storey residential units nearing completion. The owner says this new addition to the area hasn't affected them as the kitchen gets most of its light from the skylights.

A slight alcove in the centre of the open-plan space creates the perfect spot to hang artwork, in front of



which is space for a small dining table. The dark-stain wooden floors continue into the living space, which has two windows looking out on to the street, a built-in wood-burning fire inset (currently not in use as the TV is mounted on the chimney breast) and overhead shelving on the front wall. Shelving to the left of the chimney breast is currently filled with logs as a design feature.

Downstairs the main bedroom, accessed by inward folding doors, sits to the front of the house. The double room has white built-in shelving on either side of the queen-size bed. The en suite off the bedroom is a full-size bathroom complete with a bath that has a waterfall shower head, and a heated towel rail.

Further down the hall towards the back of the property is the second double bedroom. The current owners use it as an office and recently installed a

double Murphy bed, which folds neatly into the wall, allowing the room to double as a bedroom. There is also a shower unit hidden in an alcove at the back of the room. Its accompanying WC is in the hallway just outside the bedroom door. This room is perfect for renting out, says the owner, who has done so in the past.

A pebbled courtyard, big enough for a small table, is accessed from a door in the hallway, and has a clothes drying rack that pulls out from the wall. While the home has an F Ber rating this does not reflect how the home feels, the owner says, as she has never found it to be a cold home.

This property, extending to 63sq m (678sq ft), is likely to appeal to a buyer working in Ringsend itself, the south docklands, city centre, or in Ballsbridge. It is now on the market through DNG Donnybrook, seeking €495,000.

On view



Cushatrough, Claddaghduff, Co Galway

€650,000, Matt O'Sullivan
Detached four-bedroom house extending to 227sq m (2,443sq ft). The two-storey property, which has superb views of the bay, also has an old stone cottage suitable for renovation. Ber C1
On View: By appointment at mattosullivan.com



3 Wilfrid Terrace, Harold's Cross, Dublin 6W

€695,000, DNG
Three-bedroom end-of-terrace house extending to 110sq m (1,184sq ft). The property, in excellent order, has triple-glazed windows and was fully renovated in 2014. Ber B2
On View: By appointment at dng.ie



27 Swanbrook, Bray, Co Wicklow

€440,000, Keller Williams
Extended two-bedroom mid-terrace house measuring 90sq m (969sq ft). The property, which has triple-glazed windows and a new gas boiler, is located close to the Killruddery Estate. Ber C1
On View: By appointment at kw.com



47 Woodview, Mount Merrion Avenue, Blackrock, Co Dublin

€575,000, Sherry FitzGerald
Second-floor two-bedroom apartment extending to 72sq m (775sq ft). In excellent order, the property has an open-plan living/kitchen area with hardwood flooring. Ber C3
On View: By appointment at sherryfitz.ie



46 Hunter's Green, Ballycullen, Dublin 24

€399,000, Lynam Auctioneers
Three-bedroom mid-terrace house extending to 100sq m (1,076sq ft). The property, which is set over three floors, has a back garden with a shed and is serviced by a number of bus routes to the city. Ber D2
On View: By appointment at lynam.ie

Sort it

Denise O'Connor



Sustainable style to set the tone in 2023

Even though we've come through a couple of years that felt like Groundhog Day, when it comes to home design there's always something new to look forward to. I've compiled a list of some of the top trends for home design to watch out for in 2023.

Luxury living

Looking for ways to make our homes more luxurious is a trend to watch this year. Spa-like bathrooms, home gyms and cinema rooms are just some of the projects our clients are looking for more than ever.

Using natural materials such as wood, marble and leather is a big part of this trend. These more luxurious materials add a unique look to the scheme and help to bring warmth and a sense of beauty to a room. They are versatile enough to work with a wide range of styles.

Energy saving

Sky-high energy costs will be the driving force behind projects to help save money and reduce energy usage. Projects including the installation of solar panels, replacing windows and upgrading insulation and heating systems are now hugely popular. Incentives from the Government are making this type of work more affordable too. Improving home energy efficiency is another trend that will continue in 2023.

Experience-based alterations

Investing in anything that enhances the experience and enjoyment of the home will trump aesthetic improvements in 2023. Previously, we would have seen clients prioritising spending on wow-factor items such as kitchens, furniture or decor. However, making changes to improve our day-to-day lives will be more of a priority in 2023. Projects such as soundproofing, insulating or making better use of space are likely to be popular.

Space to entertain

Now that we can entertain at home again, making changes to facilitate this will be popular. This design trend is about creating a comfortable and inviting interior where people can socialise comfortably.

That means upgrading kitchens to ensure they are both functional and social spaces. Kitchen islands will continue to be a must-have as well as space for larger dining tables. Open-plan spaces are ideal for this trend and are here to stay.

Soft, neutral colours that create a warm and inviting atmosphere will be popular. Lighting will also be an important consideration for creating the right ambience when entertaining.



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Capsule decor

This trend takes a minimalist approach to design and features carefully curated pieces of furniture and a neutral colour palette.

Driven by a more considered approach to shopping for things for our homes, this design trend is about investing in less but better quality home decor.

This approach to decorating our homes is a slower process where pieces are collected and acquired over time. It's likely to help curb spending as impulse purchases will be less likely.

With the emphasis on the quality of what you own rather than the quantity, we will have more room in our homes.

And being more mindful about what we're buying and understanding where it comes from will help us determine whether it will ultimately contribute to waste.

Colour

Jewel tones are the colours to embrace this year. These rich shades can completely transform the look of a room and bring a luxurious look to your home.

Try creating a cosy feel with burgundy reds or a bold look with emerald greens. Using the same colour on walls and woodwork makes the room feel bigger because using only one colour eliminates contrast, making you less aware of the size of the space.

This works incredibly well in tiny rooms such as under-stairs WCs. Try eliminating contrast altogether by painting the same shade on the ceiling too.

If you're not brave enough to paint your walls, try introducing accessories in your chosen shade instead. This is an easy and playful way to bring bold colours to an otherwise neutral space without decorating.

Pre-loved

Last year there was a renewed interest in second-hand or "pre-loved" and antique furniture. This was fuelled by the desire to make more sustainable choices when furnishing our homes.

This newfound appreciation for antique and vintage furniture has led to the revival of some older interior trends.

One that is tipped for growth this year is mid-century modern, which is characterised by simple lines and minimal decor. This trend is back with a bang.

Another trend is retro style. We saw glimpses of this style last year, with wicker furniture making a comeback.

Inspired by the 1960s and 1970s, you can expect to see bright colours, geometric patterns and bold textures in lots of homewares and finishes this year.