

Dublin 2 €600,000

Two-bed townhouse with roof terrace

Home close to Merrion Square Park has an attic room which could be used as a third bedroom or an office

**119 Baggot Court,
Lower Baggot
Street, Dublin 2**

Description: Secluded C-rated property is a 10-minute walk from St Stephen's Green and the Luas
Agent: Owen Reilly

MIRIAM MULCAHY

Number 119 Baggot Court is tucked away through an archway that leads from Lower Baggot Street, a great location for a city pad. A 10-minute walk from the top of Grafton Street, St Stephen's Green and the Luas, the whole city is on its doorstep, yet this property is secluded and quiet, with all the offices surrounding it emptying in the evenings and at weekends.

The two-bed townhouse was built in 2003 by Hooke & MacDonald estate agents when they were rebuilding their offices on Baggot Street. While the kitchen and bathrooms at 119 are dated and reflect their time, the owner has had little to do in terms of serious maintenance since then.

The front door opens into a hall with a staircase rising to another three floors. The stairs are bright and airy, lit by an attractive arched window. The first floor opens up to open-plan living accommodation, with a kitchen that, while dated, is perfectly adequate for use with plenty of storage. The living area has hardwood floors and a small tiled fireplace, which is a bonus in city townhouses. A bathroom is outside in the hall, with a shower.

On the second floor, there are two double bedrooms. The principal is a generous size, with a dressing area filled with storage linking it to an en suite.



The top floor is lit by a Velux skylight and there is a small room here, previously used as a store room, that has been converted to a bedroom (although not officially classed as such) and would be an obvious candidate for a home office. A door leads out onto a roof terrace with artificial grass and an outdoor tile, the view is of the nearby offices of Baggot Street.

The townhouse has an area of 98sq m (1,054sq ft) and a C1 Ber; heating is electric throughout. There is on-street resident disc parking available, but the central location means you could easily live here without a



car. This is a property that could appeal to a number of different buyers. For investors, its location is a sure-fire bet, and it may also catch the eye of parents seeking university accommodation for their children – it should prove to be student-proof as it still looks well having already weathered two decades of tenants.

Other prospective buyers could be professionals looking for a base in the city and, with a bit of work, this townhouse could make a lovely home. As well as being 10 minutes from St Stephen's Green, it is also close to Merrion Square Park,

one of the loveliest parks the city centre has to offer. A host of good restaurants, pubs and bars are within walking distance.

The owner is selling up after two decades of renting the property as he believes the market is unfairly weighted in favour of big investors. He says his 50 per cent tax burden leaves him with negligible returns, even with decent rents. "All we are looking for," he says, "is parity with the big firms. It's not too much to ask for." Number 119 Baggot Court is for sale through Owen Reilly, seeking €600,000.



Dublin 6 €775,000

Lots of light at Berystede in Leeson Park

**47 Berystede,
Leeson Park,
Ranelagh, Dublin 6**

Description: Extended by its architect owner, this two-bedroom townhouse has access to a residents-only garden
Agent: Sherry FitzGerald

ELIZABETH BIRDTHISTLE

Berystede is well located in a mature residential setting in the heart of Ranelagh village. Number 47 is one of just four whitewashed terraced houses in the secluded enclave off Leeson Park.

The two-bedroom mid-terrace 90sq m (968sq ft) townhouse was extended by its architect owner in 2007, with the

addition of a dining space set within a vaulted ceiling and a large glazed wall to the rear that opens out to the back garden. "The original kitchen-dining area was a small room on one level," says the owner, who designed the split-level extension. "Here you can chat away with whoever is in the kitchen, but don't see the preparation as it's on a different level, so it gives a greater sense of space."

The fact that this room has an angled roof also adds to the sense of space, and the strategically placed roof lights bathe this room – and the kitchen – in light when the sun is out. The fact that the same granite tiles are used in the dining area and patio beyond creates a seamless divide – especially when the doors are fully open – allowing a large entertaining area during summer months.



Storage was another consideration when the property was being redesigned, and now a 5.5m-long, floor-to-ceiling Japanese-style storage wall lies inside the hallway, allowing utility units and all the accoutre-

ments for the couple who live here to be hidden out of sight. Additional storage was added in the dining area in the form of a glazed unit, and in the living-room to the front, where a bespoke inbuilt unit has a retract-

able arm to keep the television out of sight when not in use.

The property has two bedrooms upstairs, one of which has a contemporary oriel window – as does the livingroom downstairs – that allows a remarkable amount of light into the room.

It has two bathrooms, both of which have double shower units, and the downstairs bathroom has the option to use hot water from the immersion or an electric shower.

A real selling point of the house, besides the fact that it is a well-laid-out property bathed in light in the popular and sought-after village of Ranelagh, is the back garden.

While it is paved with low-maintenance granite bordered by shrubs – which, when illuminated at night, add a special feature in the diningroom – a

green door to the rear leads to an oasis in the form of a private garden solely for residents of Berystede. Only the four townhouses have direct access to this sylvan setting in the heart of Dublin 6. It is part of the private development owned and maintained by Leeson Park House Management. "It's really a hidden garden, so secluded, and the only thing overlooking the house are two lovely old trees. At the moment it's covered in daffodils and it's lovely to watch the squirrels in the morning while having breakfast".

The property, which has a Ber of D1, is on the market through Sherry FitzGerald, seeking €775,000. Annual management charges, which include bins, parking, lighting, CCTV and communal garden maintenance, are €1,450.

Sort it

Denise O'Connor



Bigger and better gives way to function and flexibility

For many years, when it came to extending, bigger was considered better. But with rising energy costs and the increase in building material prices, homeowners are now considering their prospects for the future and opting for more functional homes instead. Here are some reasons behind this shift in thinking and how it is changing how we approach home design.

The trend towards functional, future-proofed homes reflects a changing mindset. As people re-evaluate their priorities, they are increasingly looking towards smaller, more efficient homes that can provide a comfortable lifestyle while also helping them save money in the long term.

Functional homes provide greater flexibility for the future. They are designed to simplify and make life more efficient without sacrificing comfort, space and style. These homes are often modest in size and built with flexibility in mind. This approach to home design goes beyond the physical structure and focuses more on the lifestyle it facilitates.

For example, many functional homes may have smaller bedrooms with larger, open-plan living areas that allow for greater flexibility in how the space is used.

One of the primary reasons for this shift is rising material and building costs. In recent years the cost of building materials has increased significantly, making it much more expensive to build. Many people cannot afford the cost of a large construction project. Instead, they opt for smaller extensions and renovations to make their homes more functional and easier to maintain and manage.

In addition to the rising cost of building materials, energy costs are also rising. Homeowners are looking for ways to reduce their monthly expenses. Future-proofed homes provide a way to do just that. Installing solar panels, double-glazed windows or energy-efficient appliances can significantly reduce the cost of energy bills and make a home more affordable to run in the long term.

Future-proofing a home isn't just about reducing energy costs and minimising environmental impact, it's also about creating a comfortable and adaptable space for homeowners at every stage of their lives.

Many homeowners are seeing their ageing parents struggle to maintain large homes that are no longer practical for their needs. Cleaning and upkeep become more challenging, and stairs can become an obstacle. They don't want to find themselves in the same situation in the future. So they want to create flexible homes to adapt to changing needs as they age.

However, future-proofing a home isn't just about preparing for old age. Homeowners want to live comfortably in their homes as their families grow and change. This means designing a home with flexible spaces that can be easily repur-

posed as their needs change, such as a playroom that can be converted into a study or a spare bedroom. Or a home office that could be converted into a nursery. A home with a flexible design can adapt to the changing needs of the occupants without requiring significant renovations or extensions.

Love or hate them, open-plan spaces are a great way to achieve flexibility as they allow for a more fluid and adaptable living environment. They can easily be divided or reconfigured to suit different needs and purposes, making them ideal for families who need to accommodate changing lifestyles and living arrangements.

Multifunctional spaces are also becoming more common. For example, a home gym can double as a guest room, a dining room can be used as a workspace, or a playroom can also be used as a study. Multifunctional spaces allow homeowners to get more use out of their homes without adding more space, making them a cost-effective solution to adapting a home.

The move towards functional homes has led to a greater emphasis on creating more efficient homes designed to simplify life and offer flexibility for the future. Instead of adding large extensions, homeowners are looking at making clever enhancements like reconfiguring layouts to put underutilised space to good use or installing smart technologies to make their homes more efficient and simplify everyday chores.

Kitchen upgrades, for example, are much more focused on efficient use of space and the quality of materials and appliances. Homeowners are looking to invest in durable products that will last and choosing appliances with good energy ratings and smart functionality to make cooking and food prep easier.

Retrofitting projects such as insulating walls and attic spaces, installing double or triple-glazed windows, and other energy-saving measures to help reduce energy costs are all being prioritised over building. With rising energy costs and the increase in building material prices, opting for these types of home improvements makes more sense than ever.



■ Optimise Design home office with bespoke joinery: A home with a flexible design can adapt to the changing needs of the occupants without requiring significant renovations or extensions.

PHOTOGRAPH: RUTH MARIA MURPHY

On view



26 Longford House, Spencer Dock, Dublin 1

€375,000, Knight Frank
This two-bedroom apartment extends to 60sq m (646sq ft). On the fifth floor, the unit has a south-facing balcony overlooking communal gardens. Centrally located, it is situated in the IFSC. Ber B3
On View: By appointment at knightfrank.ie



264 Swords Road, Santry, Dublin 9

€425,000, Kelly Bradshaw Dalton
This three-bedroom bungalow extends to 98sq m (1,055sq ft). Dating from 1930, the property has been fully restored and extended and has both side and rear access – which is via automatic shutters. The back garden is laid out with a lawn, patio and a mature apple blossom tree. Ber C1
On View: By appointment at kbd.ie



San Antone, 6 Old Bridge Road, Templeogue, Dublin 16

€595,000, Sherry FitzGerald
This four-bedroom semi-detached house extends to 130sq m (1,400sq ft). The property, which will need some updating, has a 91ft-long west-facing back garden with potential to extend – subject to planning. Ber G
On View: By appointment at sherryfitz.ie



49 Marley Avenue, Rathfarnham, Dublin 16

€695,000, DNG
This three-bedroom semi-detached house extends to 112sq m (1,205sq ft). As the property is situated on a large corner site, it has potential to extend, subject to planning. It also has a southerly aspect and a west-facing back garden. Ber D2
On View: By appointment at dng.ie



3 Cuir na Sionna, Tarbert, Co Kerry

€265,000, Horgan Properties
This three-bedroom semi-detached house extends to 145sq m (1,561sq ft). Architecturally designed, the property has a first-floor west-facing terrace, and a private garden with patio enclosed by a stone wall. Ber B3
On View: By appointment at horganproperties.com