

Dublin 8 €800,000 & €795,000



Two Victorians off South Circular

A double-fronted mid-terrace and a villa-style home over two storeys are both on Raymond Street

13 and 49 Raymond Street, Dublin 8

Description: Number 13, selling through Owen Reilly, has contemporary styling and original period features while number 49, selling through Sherry FitzGerald, is filled with old-style charm

KEVIN COURTNEY

Two Victorian houses, both at a similar price, but each with its own distinctive style, are for sale on Raymond Street, off the South Circular Road in Dublin 8.

Number 13 (pictured above) is a double-fronted single-storey Victorian mid-terrace with high ceilings and an architect-designed extension, its contemporary styling blending nicely with its original period features.

Across the road, number 49 (pictured below) is a villa-style home over two storeys – ground floor and garden level – which has been tastefully and lovingly decorated to bring out its period features, with help from a colour consultant, including the original polished timber floors, flagstone tiles in the kitchen/dining area and exposed brick fireplace in one of the bedrooms.

When solicitor Mark Hughes and his partner, horticulturist Paul

Whyte, bought number 13 in 2010, the extension had already been built, running the length of the west-facing back garden, leaving enough room to create a lovely, low-maintenance paved garden area with a feature pond.

The house had previously been owned by conservation architect Alan Douglas of Douglas Wallace, who fully restored and renovated the property in 2002. Hughes and Whyte had little to do but move in and apply their decorative flair to the house.

However, they did install a new Noel Dempsey Design hand-painted kitchen, with centre island, quartz countertops and a range of fittings including a Miele induction hob, extractor and eye-level oven, Bosch dishwasher, Liebherr fridge/freezer and a Quooker tap. Two rooflights let in lots of morning light.

A small railed garden area to the front gives a welcoming aspect, and the first thing you notice as you step into the entrance hall are the high ceilings, reaching to 3.42m, making it feel more generously proportioned. You also can't help noticing the rich, dark solid larch timber flooring which runs throughout.

There are two bedrooms to the front on each side of the hall, both with cornicing, sash windows, shutters and recessed lighting. The larger of the two, a double bedroom, also has a feature fireplace with painted timber surround and Victorian-style cast-iron inset and slate hearth.

Behind the smaller bedroom is a luxurious, fully tiled wet room with walk-in shower and a vanity unit with large inset mirror.

The open-plan living/dining area is stunning; it's a wide space that's made for entertaining. The couple, who are family-oriented, have been hosting Christmas dinners here for many years.

There are two open fireplaces at either end of the room, and above them are large mirrors which, along with the high ceilings, add to the sweeping sense of space. This flows naturally into the kitchen, and there are floor-to-ceiling sliding doors from both the livingroom and kitchen areas out into the very private back garden.

Behind the kitchen is the bright and spacious main bedroom, with a wall of built-in wardrobes and recessed lighting, and floor-to-ceiling sliding doors leading out to the back garden. The fully tiled ensuite shower room is similar to the main bathroom to the front.

Whyte has created a sylvan haven in the back garden, with two patio areas on each side of the pond, and a range of plants giving colour all year round, including honeysuckle, hellebore and fuchsia around a silver birch tree, freesias and cordylines, hypericum and mock orange bushes, and lavender, tulips and primroses.

There's a utility room off the garden, at the end of the extension, housing the gas boiler, washing machine and Belfast sink, with lots of storage

space. There's also access to an attic space that runs the length of the extension.

Whyte is moving to a new job in Carlow, so the couple have decided to make the move, and reluctantly put number 13 on the market. New owners will have nothing to do except organise their housewarming party.

Across the road, the owners of number 49 Raymond Street are also on the move. The young couple already have two small children, and the imminent arrival of a new baby has prompted them to upsize from this 116sq m (1,249sq m) space.

Both have been recently promoted in their jobs in academia and the legal profession respectively, so the time is right to start looking for a bigger home – preferably in the same area, or in nearby Dublin 6.

The house is filled with old-style charm, and many of its original period features have been sensitively retained and maintained.

Granite steps lead up to a pink front door with a fanlight, and into a hallway with high ceilings and an ornate central rose and cornicing. The drawingroom is to the front, with the main bedroom to the rear; both are bright and spacious, with cast-iron fireplaces.

The couple refurbished the main bathroom to the rear, re-enamelling the free-standing cast-iron bath and putting in a large walk-in shower.

Downstairs you step on to the original flagstone floors, and there's a

neat study area tucked away in the hallway.

To the front is a large double bedroom with cast-iron open fireplace and built-in wardrobes. The third bedroom looks out on to the rear patio, and has wooden floor and exposed brick fireplaces.

The diningroom has a feature cast-iron fireplace and leads out to a dual-aspect kitchen extension with skylight, picture window and patio door leading out to a cosy, private back garden.

New owners might want to think about fitting a new kitchen here just to add zing to the downstairs. There's also some lobby space to the front, ideal for building a new downstairs bathroom.

The owners of both number 49 and number 13 attest to the excellent neighbours living on this quiet street not far from the National Stadium and Griffith College, and within walking distance of the city centre.

Bus routes are plentiful and the airport is a 25-minute drive away. The area boasts an excellent array of cafes, restaurants and food stores, so on any day you don't feel like cooking, you know there's a good choice almost on your doorstep.

Number 13 Raymond Street, at 122sq m (1,313sq ft) with a D2 Ber, is for sale through Owen Reilly, seeking €300,000. Number 49 Raymond Street, at 116sq m (1,249sq ft) with a D1 Ber, is for sale through Sherry FitzGerald, seeking €795,000.



■ Main: exterior of number 13 Raymond Street. Top row: the garden and interior of number 13. Bottom row: number 49 Raymond Street

Around The Block

Dublin 4

Joe O'Reilly welcomes Joe Biden to 'new home' in Ballsbridge

JESSICA DOYLE

The developer of the planned new United States embassy complex in Dublin 4 has delivered a lighthearted welcome to US president Joe Biden to coincide with his visit to Ireland this week.

"Welcome Home, Mr President" declares the sign that has just gone up at the site of the former Jurys Hotel in Ballsbridge, which it is understood the US government has committed to purchase from

Joe O'Reilly's Chartered Land and its financial backer, the Abu Dhabi Investment Authority (ADIA), for its new embassy premises.

The site, just across the road from the long-standing home of the existing US embassy, has been rezoned for office use with permission granted by Dublin City Council in January 2022 for the demolition of the hotel to make way for the development of a new embassy complex. The US government intends to retain the distinctive



■ The sign at the site of the former Jurys Hotel in Ballsbridge, which it is understood the US government has committed to purchase for its new embassy premises

1964 embassy building, set on a triangular site at the junction of Elgin and Pembroke roads, for up to a decade while construction takes place on the Jurys site.

Savills, the agent that brokered the €150 million deal, says it has assembled a team to prepare the planning application. "[Our] team is conducting pre-planning due diligence and developing a visionary design for the new embassy," says Mark Reynolds, managing director of Savills Ireland.

Plans for the site have been the subject of several rounds of speculation ever since it was sold to developer Sean Dunne for €275 million in 2005.

Take 5 for €300,000
By Elizabeth Birdthistle

Enjoying the beautiful rural setting of the Inagh Valley in Connemara, this three-bedroom cottage has views of the lake, woodlands and the Twelve Bens and Maamturks mountain ranges. Sitting on a 0.5-acre site and in good condition, the cottage has huge potential t. Price: €300,000. Agent: mattosullivan.com



Bulgaria Sofia



This two-bedroom apartment lies in a newly constructed building on the east side of Cherni Vrah Boulevard. With state-of-the-art materials, the

building has 10 elevators, underground parking, 24-hour security, a restaurant, cafe and concierge. Price: €301,761. Agent: sothebysrealty.com

France Les Menuires



Dating from 1970, this one-bedroom apartment extends to 39sq m (420sq ft). Located on the foot of the slopes, it is close to all amenities and the sports centre of Les Menuires is a

10-minute walk away. With two rooms, the unit has a south-west-facing balcony, a cellar and a ski locker. Price: €305,000. Agent: cimAlpes.com

Sweden Varmland

Originally dating from 1917 and fully refurbished in 2019, this four-bedroom house lies on a farm holding of 25 acres. Located close to the Bada river, with trout and crayfish, the house has an outdoor kitchen with seating for 20, and is located close to the sea, a skiresort and hiking terrains. Price: 3.3 million SEK/€289,750. Agent: finn.no



Spain Alicante



Located in Los Arenales del Sol, this apartment has three bedrooms (one of which is en suite), an open-plan kitchen and dining/living area. There is a 17sq m (183sq ft) terrace and communal facilities include two

swimming pools, a gym and children's play area. The local beach has a blue flag and is one of the most popular in Costa Blanca for nautical activities. Price: €271,802/€309,617. Agent: spotblue.co.uk

Two up...

+€40,000
82 Portmarnock Drive, Portmarnock, Co Dublin – three-bed semi-detached house – up €40,000 (7.3%) from €550,000 to €590,000 on Thursday

+€25,000
23 Merchamp, Seafield Road East, Clontarf, Dublin 3 – three-bed duplex – up €25,000 (5.2%) from €485,000 to €510,000 on Thursday

Two down...

-€250,000
Beech Hall, Ballinamona, Adare, Co Limerick – six-bed detached house – down €250,000 (20.8%) from €1,200,000 to €950,000 on Tuesday

-€45,000
2 Dunmore Park, Kilkenny, Co Kilkenny – four-bed detached house – down €45,000 (6.5%) from €695,000 to €650,000 on Tuesday

■ Source: myhome.ie

What's the going rate for a home in Roscommon? Page 9

