

Dublin 4 €750,000

# Turnkey cottage with attic conversion

Two-bedroom Victorian property in great location close to city amenities

**4 Estate Cottages, Northumberland Road, Ballsbridge, Dublin 4**

**Description:** One of a dozen terraced redbrick homes built by the Herbert family in the 1890s  
**Agent:** Owen Reilly

ELIZABETH BIRDTHISTLE

A two-bedroom Victorian cottage located in a quiet little cul-de-sac behind the Schoolhouse Hotel on Northumberland Road is one of a dozen terraced redbrick homes built by the Herbert family in the 1890s for labourers of the Pembroke Estate.

Number 4 Estate Cottages was purchased by its current owners for €456,000 in 2013, according to the Property Price Register. "We took a bit of a risk on it back then as you could have bought a four-bed with a garden in Rathfarnham for that," says the owner, "but it was a brilliant starter home for us. Everything, including our jobs, is within a five-minute walk." They are now upsizing for family reasons and have placed their home on the market through Owen Reilly Estate Agents, seeking €750,000.

When they first bought the house, "we had a bucket inside the front hall as there was water coming in from broken slates on the roof", the owner says, so in 2016 they began a complete refurbishment with the addition of an extension and a new attic conversion.

Engaging architect Shane Traynor, the owners wanted to address the issue of storage by opening up to a double height in the main living spaces. Now the converted attic (10sq m/101sq ft) offers lots of storage to the property that now measures 88sq m (950sq ft), plus the attic, thanks to an extension to the rear.

Downstairs is a livingroom beside a duck-egg blue kitchen and dining area, with two bedrooms upstairs, one of which is



an en suite. A staircase in the main bedroom leads to a finely converted attic space that would work well as a home office.

All the Blue Bangor slates from the roof were salvaged during renovations: "As the house is protected we had to make sure to keep the front facade as it was. We also had to dig the floors out and it has now been insulated and has new underfloor heating," the owner says. Window shutters have been salvaged and the exterior brick facade has been repointed using a lime plaster, so the house continues to breathe.

As it is a protected structure, it technically does not need an energy rating system like other residential properties do. But the couple were curious how it would fare given all the insulation gone in to the house. They called an assessor who gave the house a B3 rating, which is good, considering its 133 years old and cannot be hermetically sealed, given its thick walls that need to breathe.

The property attracted the current owners because it is located at the edge of the city where most amenities are within walking distance. And that very reason will be why the next owner chooses this charming home, which is a good deal larger than it was when it last sold.

There is also an outdoor space in the form of courtyard out the back, giving this house an advantage over a city-centre apartment.



Town & Country  
Two homes, one price

€475,000

Town



**Address:** 10 Stella Avenue, Glasnevin, Dublin 9  
**Agent:** DNG

This three-bedroom house is full of light, thanks to the southerly aspect of its back garden. It has a new boiler and windows, and the bathroom was recently refurbished. It is located a minute's walk to the quality bus corridor on the popular St Mobhi Road.



Great location with south-facing back garden



Ber of E1 will need addressing

Country



**Address:** Easton House, Lower Branch Road, Tramore, Co Waterford  
**Agent:** Sherry FitzGerald John Rohan

Dating from 1865, this handsome property has seven bedrooms within its four-bay two-storey-over-basement structure, extending to 296sq m (3,186sq ft). The house, which has superb sea views over Tramore bay, with the beach a two-minute walk away, will need some renovation. It was roofed in 1965 and refenestrated in 1990 and retains many of its original features.



Substantial period home with sea views



Renovation costs are still high

Dublin 13 €1.3m

# Sutton seafront home with modern extension

**Dun Leary House, 83 Dublin Road, Sutton, Dublin 13**

**Description:** Renovated Edwardian five-bed with views over Dublin Bay  
**Agent:** DNG Raheny

MIRIAM MULCAHY

While it may seem like someone got their north and south sides mixed up when this Edwardian five-bed with a modern extension was named Dun Leary House, there is a good reason for it. The property on the Sutton seafront looks across Dublin Bay to the spires of Dún Laoghaire; the distant hulk of the Dublin mountains and the Sugar Loaf can be seen from every window to the front of the house.

This house, extending to 282sq m (3,035 sq ft) with a B2 Ber, would be perfect for a tribe of dedicated swimmers with the tail end of Bull Island to the front of the house and Burrow Beach only minutes away.

The house has been in the family for two generations, and the artist owner is selling it to embark on new adventures, placing it on the market through DNG Raheny with an asking price of €1.3 million.

Light pours through this property from the deep bay window in the front livingroom to the double-height extension at the back, which was designed by architect Dermot Bannon in 2010 and featured on RTE's Room to Improve.

You enter the bright, airy home — with white painted walls and a Merbau mahogany floor that runs through the ground floor — through a beautifully planted front garden. To the front, the house is still very much a period house, with its elegant drawingroom and original features.

The extension is spectacular, entering it through the diningroom, it opens into a soaring white cube with a mezzanine floor that has a spiral staircase connecting the ground floor and the mezzanine. High windows over



the living area give an ever-changing vista of sky, day and night.

On the right of the living area with its teal framed French doors and triple glazing is the kitchen, with a granite-topped island. The sleek kitchen units and appliances are from German firm Constructa, with high-gloss, touch-open doors and drawers.

A roof light was installed over the cooking area, bathing it in light. A warren of rooms goes from the kitchen back to the hallway, containing a pantry, a laundry room and a wet room.

The extension continues outside and wraps around a courtyard that is currently a sculpture garden, creating a perfect suntrap.

One of the two rooms here is in use as an artist's studio, but the possibilities are endless. It could work as a den or as one or even two home offices; the second room has an ancillary closet perfect for file

storage.

The principal bedroom has the same deep bay as the drawingroom downstairs and the views are wonderful across Bull Island to Howth and its Martello tower, and the south Dublin coastline. There are two bedrooms and a newly renovated bathroom on this floor, as well as the mezzanine that could function as a library or another living area.

Upstairs has the final three bedrooms, one with beautifully sloping eaves, another room to the back has a closet that could be converted into an en suite. All of these rooms have small cast-iron fireplaces.

The bedroom to the front has a window that opens on to a tiny castellated terrace, which also has great views.

St Fintan's school is just up the road from this property and a frequent bus service will have you swiftly into the city while Sutton Dart station is a 10-minute walk away.

Dublin 13 €550,000



# Creatively upgraded cottage

**Sea Breeze, 7 Parochial Avenue, Baldoye, Dublin 13**

**Description:** Property has a new balcony off the principal bedroom which now has a cool swing underneath  
**Agent:** Gallagher Quigley

ELIZABETH BIRDTHISTLE

Around the corner from the promenade and Strand Road in Baldoye, in a terrace of cottages, is Sea Breeze at 7 Parochial Avenue. The quaint cottage has been upgraded by its current owners since they purchased it in 2019 for €365,000, according to the Property Price Register.

While most structural alterations had been completed by past owners, "we decided we wanted to peel everything back, so we replaced the kitchen and turned what was a downstairs bedroom into a dining room as we love entertaining", say the owners, who are moving to Wexford.

The open-plan kitchen and living area now have a wall of exposed original brick on one side of the room. They decided to add a backsplash in the kitchen to echo this wall, so they exchanged what were grey tiles for red brick. But they are not full-size bricks, as they would have been far too deep, they are slices of old brick, which they sourced at a salvage yard. The effect works and gives the space an individual feel.



Another change made was the addition of the balcony during lockdown. It lies off, and is accessed from, the principal bedroom upstairs, where the owners grow tomatoes, lilies and an abundance of black tulips, which bloom in July.

When they built the balcony, it created a covered space under which hangs a cool swing, a delight for visiting children and adults alike.

They say they will miss their neighbours who they describe as "just wonderful".

"When we first arrived one of our neighbours asked if we would like a slice of a tree," say the owners. They duly accepted and with the clever use of industrial legs, made a structure to hold the stainless steel sink for the shower room upstairs.

More creativity led to a second slice of wood being used to create the top of a fireside table. The property has a B3 Ber, which, given

its age, is a decent reading. They were advised against putting a stove into the living area "as we would die of the heat" so installed a bioethanol box-shaped fireplace that sits in a crate with ceramic logs so they still have the effect of an open flame. They sometimes take the box up to the roof terrace to create ambience on late summer evenings.

A smaller detail is how they removed newel posts on the staircase and replaced them with two horizontal cables, which now allows a greater flow of light into the room downstairs, while also giving a contemporary feel to the place.

The lovely cottage would make a fine starter home or indeed a great alternative to an apartment. It has two bedrooms and extends to 93sq m (1,001sq ft) behind its quaint duck-egg blue door, and is now on the market through Gallagher Quigley, seeking €550,000.