

Co Dublin €675,000

Dalkey cottage where old meets new

Cosy home in turnkey condition in a sought-after location would suit a single professional or someone downsizing

**94 Coliemore Road,
Dalkey, Co Dublin**

Description: One-bedroom, 69sq m home was modernised and extended 20 years ago

Agent: Sherry FitzGerald -----

KEVIN COURTNEY

Exposed brick walls, vaulted ceilings and a big, open fireplace are some of the features that give 94 Coliemore Road its rural character. This one-bedroom cottage on one of Dalkey's most sought-after streets won't be to everyone's taste, but anyone looking for a home that mixes traditional with modern, and likes the smell of open fires and the feel of rough granite, could find this an ideal south Co Dublin bolt-hole.

It's not the only cottage on Coliemore Road. Further down the street is number 86, known as "Biddy's Cottage", owned by journalist and chef Brigid McLaughlin, which is done up like an old country cottage. It's currently on sale through Crawford's, seeking €950,000.

Number 94 was extended and modernised 20 years ago, and in 2019 the owner gave the interior a makeover, so it's now in turnkey condition, and is for sale through Sherry FitzGerald, seeking €675,000.

At just 69sq m (743sq ft), the cottage is suitable for a single professional, or for someone downsizing, or perhaps even someone living abroad who is keen to keep a pied-à-terre in Dalkey. It's not the easiest place to keep heated, with a Ber rating of just E1, but the owner installed big old copper radiators to pump out the warmth, and, of course, the open fire gives an extra cosy layer.

You can see the exposed brick as you enter the hallway, and feel the character straight away as you step on to the brushed oak floor.

The bedroom to the left is fully modern, with brushed oak floors and an overhead skylight to keep it bright. Storage is a big consideration in this small home, and there are fitted wardrobes



across one bedroom wall. An ensuite shower room is neatly tucked away and is fully tiled.

The livingroom makes up the centre of the cottage and is an impressive space with exposed brickwork, vaulted ceiling and atrium roof light, plus a big open fireplace. This opens out to the kitchen/dining area, which again is maximised for saving space, and is brightened up by smart use of skylights.

The kitchen is galley style, with floor- and eye-level units and counter-fitted cream countertops. Fittings include a Zanussi oven, an electric hob and extractor fan, a washer/dryer and an under-counter fridge and freezer. The dining space is a real cosy nook with a bespoke fitted seated area on two walls with storage underneath, plus a big fitted wall unit adding extra storage.

There's a guest WC off the back hallway, so you can avoid guests tramping through your bedroom to use the toilet.

The gas boiler is in a storage cupboard. A door opens from the back hall to a small side courtyard. From here it's a short stroll down to Dalkey village.

There's space to park one small car to the front, and Dalkey Dart station is close. Number 94 Coliemore Road extends to 69sq m (743sq ft) with an E1 Ber energy rating, and is on sale through Sherry FitzGerald.

Dublin 5 €650,000



Modernised A-rated four-bed

**102 Chanel Road,
Artane, Dublin 5**

Description: Semidetached property showcases how an older home can be brought up to a high modern standard

Agent: Owen Reilly -----

JESSICA DOYLE

The owner of this house was visiting family in the area when he saw the semidetached property for sale. With the idea of buying and renovating it to help his son and his partner get on the property ladder, he bought the property in 2021 for €410,000, according to the Property Price Register. He then set about reconfiguring and renovating it from top to bottom, with savvy advice from interior designer Ruth Noble, to create this modern, four-bedroom home in walk-in

condition with an A2 Ber rating and 115sq m (1,238sq ft) of space. The property also benefits from a large back garden.

With the owner's son and his partner deciding to live in the US, this home, which has yet to be lived in its current form, is on the market for €650,000 through Owen Reilly estate agents.

The owner future-proofed this home by upgrading it to an A2 Ber. The property has an air-to-water heat pump, was internally and externally insulated and new windows and doors were installed. A former garage to the side was re-roofed and incorporated into the ground-floor layout to create a fourth bedroom.

The facade is neat, with cobblelock paving to the front, providing space for off-street parking, and a new black front door and grey-framed windows. Inside, the ground floor has durable wood-effect composite flooring throughout. The livingroom is to the left, off the entrance hall, and is painted, like the rest of the home's



interior, in a fresh white, with a sliding pocket door connecting it to the kitchen/diningroom.

You enter the open-plan kitchen/diningroom into the dining space with glazed French doors to the rear offering views of the expansive back garden. The kitchen is as sleek as it gets, with white handleless units offering lots of storage and brand-new integrated appliances, including an induction hob, extractor fan, oven, dishwasher, fridge and freezer. A picture window frames the garden well and has a storage bench

for seating underneath. There is also a large island and breakfast bar with stool seating between the kitchen and dining spaces.

There is also a shower room, with grey stone-effect tiles, and a utility room, complete with a new washer and dryer, on the ground floor, as well as a double bedroom, which was created by converting an existing garage.

Upstairs there are two double bedrooms, also with fresh white walls, as well as semi-solid timber flooring and built-in wardrobes. The fourth

bedroom is a single room and would also make a good home office. The main shower room is fully tiled in porcelain with a large shower cubicle and newly installed sanitary ware.

This home showcases how an older home can be brought up to a high modern standard. It is in an established residential area and a short drive from Clontarf and Raheny. Beaumont Hospital is nearby and it takes 15 minutes to reach Dublin Airport. Dublin city centre is also accessible, with the 27B Dublin Bus route stopping a five-minute walk away.

Town&Country
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Town



Address: 3 Railway Cottages, Ballsbridge, Dublin 4

Agent: DNG Donnybrook

This 80sq m house a short stroll from the villages of Ballsbridge and Sandymount has been fully refurbished and extended in recent years. The three-bedroom property has side access to a large rear garden that benefits from a south-westerly aspect and a granite shed. The house has a C2 Ber rating and triple-glazed windows and doors so has minimal noise.



High-demand location, close to lots of amenities



Parking is on street

Country



Address: Ashfield House, Durrow, Co Laois

Agent: CBPM Estate Agents

This six-bedroom house is a considerable 472sq m and dates from 2000. The property, on more than 7.5 acres nestled into a hillside with a large paddock and stable yard, is next to an eight-mile loop walk – perfect for people and horses. The C2-rated property is in good condition throughout.



Large house with lots of room for ponies outside



There's quite a bit of pine flooring, which may not have universal appeal