**Dublin 2 € 695,000** 

# Terrace transformed into three-bed with office

Owners extended out and up to create a move-in-ready home a short walk from the docklands

### 3 Island Villas. Dublin 2

**Description:** Terraced property with B1 Ber rating extends to 87sq m and has three double bedrooms Agent: Owen Reilly

#### **ALISON GILL**

A house with three double bedrooms and a home office in Dublin city is not something you're going to come across too often. And from the outside looking in at number 3 Island Villa in Dublin 2, it's hard to imagine that this could fit inside the former two-up/two-down.

Over the past two years, the owners have stripped the property right back to the bare brick and have more or less built an entirely new energy-efficient home just minutes from Grand Canal Dock and Merrion Square.

Working closely with The Design Lab, the owner, who is a builder, and his wife, put a lot of thought into every fixture and fitting in the house from the front to the back. The facade was redone in reclaimed Old Dublin brick and the sash windows were replaced, while maintaining the original arches above.

An extension was added at the back and the roof was raised at the top of the house.

Inside, you step into a beautifully crafted living space with Chevron flooring throughout. At the front is the livingroom, which is subtly separated from the kitchen by timber louvres. The kitchen is custom-made and painted in a rich green to connect with the planting out on the deck.

There is a large island in the centre with a granite waterfall countertop and a large pantry, as well as all new appliances.

Bifolding doors open out to reveal a very on-trend city garden. It has been enclosed by timber panels and a pergola above to create a private space







additions in the living areas like LED lighting that frames the rooms, a bathroom behind a hidden door under the stairs and a brick-effect wall around a wood-burning stove.

Upstairs is where the hard work took place. The floor was dropped slightly to allow the owners to raise the roof and create an extra floor. There are two double bedrooms and a bathroom on the first floor. Two of the bedrooms have fitted wardrobes with more storage out on the landing. The bathroom has been designed

limestone floor and seat. One staircase on this level at the back of the house takes you up to another double bedroom that has a triple-glazed roof allowing one to stargaze while lying in bed

like a spa with granite walls

and a shower with a natural

Another staircase takes you up to a mezzanine office space that also has a glass skylight above and is fitted with a solid oak desk unit.

Number 3 now has a floor space of 87sq m (936sq ft) and is on the market with an asking price of €695,000 through agent Owen Reilly. It comes with a B1 energy rating, just narrowly missing out on the A certification because of the

stove in the livingroom. After all the blood, sweat and tears, the owners are now moving abroad and leaving their city home behind. Once they knew they were leaving, they made the difficult decision not to move into the house, so whoever buys it will be getting a brand-new home.

## Co Dublin €2m



## **Substantial Killiney five-bed**

### 1Whitethorn, Balure Lane, Church Road Killiney, Co Dublin

**Description:** Home has a private back garden with a south-facing aspect and a sunken patio Agent: Lisney Sotheby's International Realty

## **ELIZABETH BIRDTHISTLE**

Balure Lane, close to St Matthias Church, is about a 25-minute walk to Killiney Dart station and the coast, while a five-minute drive will have you on the N11 and M50 for commuting.

In 2006, three faux period houses were built on a one-acre site of Whitethorn House on Balure Lane, off Church Road in the Co Dublin seaside village. By the time they were completed in 2007, the trophy home market had flatlined in Dublin, so the three piles ended up being rented out for most of the following decade.

Number 1, which is the largest of the three houses – also standing on the largest site, of 0.3 of an acre – was purchased in 2015 for €1.555 million, according the Property Price Register. Owners say they fell for the privacy, and the size of the house and site. They also say its

proximity to the N11 and M50 were considerable factors.

"Despite the house being large with spacious rooms and tall ceilings, the kitchen was actually quite small. We commissioned [Dún Laoghaire-based firm] The Architects to design a 40sq m extension [for the kitchen]." This has resulted in a substantial 340sq m (3,660sq ft) property in pristine condition, with the added bonus of about 700sq ft of attic space that is in use as a family room.

Other works included opening up the reception rooms whereby two walls were knocked and replaced with interconnecting doors: firstly between a livingroom and diningroom, and a second now divides the diningroom and well-laid-out kitchen. This alopened up for entertaining,

lows the entire place to be and closed off for privacy. But what is perhaps most re-

is the white marble chimney piece that graces a drawingroom, which is opposite the two other reception rooms. It was reported back in 2015 (when the house was last sold) that this was purchased at an Adam's of St Stephen's Green fine period furniture sale in 2006, for €85,000. However, that was a hammer price, so hence does not include buyers' fees of about 25 per cent, installation and transport fees and a special basket, which would bring it well past €100,000. Though remarkable and a talking point in its own right, the owners have never lit a fire in the piece, which was described in an Adam's catalogue as "A fine George IV carved white marble chimney piece". The reason? The house has a Ber of B2, thanks to an upgraded system with a new heat pump and Heatmiser control system,

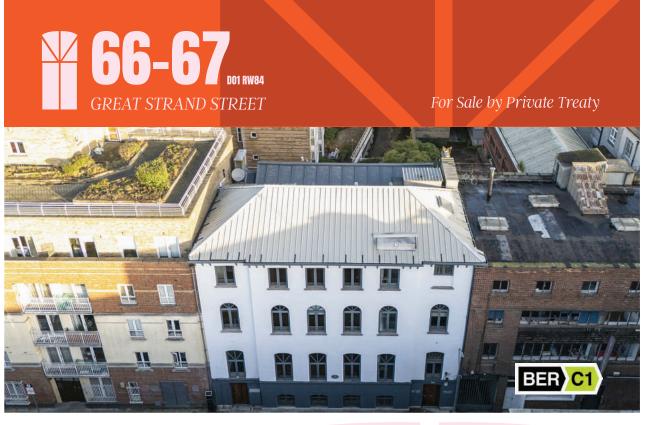
markable about this property

along with solar panels. The owners also changed the entire decor of the house, which at the time was "pinks and yellows", to its current more contemporary palette.

With five bedrooms and four bathrooms, it's a lot of house, with elegant interiors. It has the stature of a period home but with none of the associated headaches.

A most private rear garden enjoys a southerly aspect and has a sunken Indian-sandstone patio, with plenty of lawn space for children to play on its third of an acre site. There's also a large detached garage.

The property enjoys a right of way from Balure Lane over Killiney Golf Course and down to Killiney Beach. This substantial house is in walk-in condition, and is on the market through Lisney Sotheby's International Realty seeking €2 mil





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