

Dublin 8 €1.15m

Artist's comfortable and considered Victorian home on South Circular

Midterrace home of Tríona Sweeney and David O'Brien features period details, a garden art studio and stylish interior design

195 South Circular Road, Dublin 8

Description: Highlights of the home include its generous proportions, city location and south-facing garden
Agent: Owen Reilly

JESSICA DOYLE

To create her paintings, artist Tríona Sweeney starts with a monochromatic palette on a roll of canvas and introduces considered moments of colour as the image expands. Her work reimagines transient spaces – those that are mundane but familiar, where human life meets the natural world – such as the expansive depiction of a roadway displayed over her kitchen table.

“People paint as they are,” she says of her students, with some meticulous and careful and others wild and free. It’s no doubt the same with one’s home, with each design choice revealing something of who the owners are. Sweeney, it turns out, approached the design of her and her husband David O’Brien’s home at 195 South Circular Road in the same way she approaches a painting: starting with a monochromatic scheme and adding pops of colour through the decor over time.

The couple bought their terrace Victorian home in 2015 – for €484,000, according to the Property Price Register – when it was separated into bedsits. They then set about reconfiguring the property into a beautiful three-bedroom home, restoring period features as they went. They also had the home reroofed, rewired and replumbed and added a rear extension to create a dining and living space off the kitchen.

In 2019 the owners added a garden room studio where they both paint. Having met at the National College of Art and Design, Sweeney and O’Brien, who works in medtech, share a passion for the medium. Paintings by both of them are dotted throughout their home and are easily distinguishable as “anything with a face is David’s,” Sweeney says.

Sweeney ran the Sandymount School of Art since 2007 and having moved her classes online during the pandemic, she decided to continue to do so, establishing her online art school in 2023. With the couple looking to move on to a new project nearby with space for a larger studio, they have placed 195 South Circular Road, Dublin 8, on the market with Owen Reilly, seeking €1.15 million.

Extending to 172sq m (1,851sq ft), highlights of the home include its generous proportions, period details, the south-facing garden and the internal courtyard. Its Ber is C2.

Hidden from the road behind shrubbery, the front door is beyond a railed yard, adorned by a lion’s-head knocker. The first thing you notice when you step into the hallway is the generous proportion of the space and the high ceilings, reaching above 3m.

The livingroom sits to the front of the house with a deep bay window, with the lower sash windowpanes fogged to obscure the world beyond. Against the backdrop of white walls, the restored period cornice and ceiling rose shine, as do the dark, polished wood floors, which flow into the diningroom. These rooms are connected by glazed doors, creating a dual aspect, which can be left open to create a cohesive space for entertaining.



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The livingroom has a white marble fireplace with a wood-burning stove and there is a dark Kilkenny marble fireplace in the dining area, both sourced by the owners. There is a wall of built-in box shelving for books and ornaments in the dining area, as well as glazed doors to the central courtyard that is also accessed from the kitchen and rear living space.

Exposed brick walls painted white lead down the hall to a guest loo, past which is the kitchen. The kitchen features bespoke joinery and a free-standing island, with solid oak countertops complemented by a marble-tiled splashback edged in gold. There is also a walk-in pantry for storage of food and utensils.

A breakfast bar delineates the space from the dining and living areas, both of which enjoy views of the beautiful south-facing garden, replete with plants and flowers still in bloom in November and bordered by old stone walls. The living area is dual aspect with French doors to the central courtyard and the back garden; it is made all the more cosy by a wood-burning stove.

The couple’s garden room studio is at the bottom of the garden, providing a versatile space of 4m by 5m that could also be used as a home office or



a gym. Beyond that is a parking area accessed from a rear lane, although it would be possible to live here without a car as it’s so near the city centre.

Back inside and upstairs, a double bedroom with built-in wardrobes lies off the rear, beside which is a bathroom painted a lovely subtle shade of pink (Pink Ground by Farrow and Ball); it has a free-standing bath. The spacious landing is home to a utility area with a washing machine, storage and countertop space. On the first floor a second double lies to the rear with built-in wardrobes and an en suite shower room. The main bedroom spans the entire width of the front of the house with a spacious shower room where the loo and shower areas are separate.

The couple’s two black poodles, Freddie and Zsa Zsa, are taken for walks along the banks of the Grand Canal, and they know exactly which businesses to stop into for a treat along the way. The couple hope to stay in the area, Sweeney says, as they love the warmth of the community and the proximity to the city centre.

If you’re interested in seeing Sweeney’s work, she will have an exhibition running from December to January at the Gallery of Modern Art (Goma), Waterford

Dublin 14 €550,000



Refurbished two-bed terrace close to amenities

6 Alexandra Terrace, Dundrum, Dublin 14

Description: Charming period home with a rear courtyard just a short walk from a Luas greenline stop
Agent: Sherry FitzGerald

ELIZABETH BIRDTHISTLE

Taking its name from Princess Alexandra, who was awarded an honorary Doctorate in Music from Trinity College in Dublin when she visited in 1885, Alexandra Terrace in Dundrum dates from around 1890.

The quiet, gently ascending cul-de-sac off the main Dundrum Road, and its location is a major selling point of number 6, which has just launched to the market through Sherry FitzGerald.

Development of the terrace coincided with the significant expansion of Dundrum village after the arrival of the Dublin and South Eastern Railway in the 1850s, which transformed Dundrum from what was a rural outpost to what it is today – a thriving Dublin suburb.

Extending to 79sq m (850sq ft) the red brick terraced property – which has been refurbished by current owners – is

within easy reach of Dundrum Village and Dundrum Town Centre as well as the Luas greenline stop (at Dundrum) which is a few minutes’ walk away; new owners could easily reside here without the need for a car.

For further commutes, the fact that it has easy access to the M50, the N11 and several schools will be a factor for this quiet terraced home so close to many amenities.

Its simple layout has a livingroom to the front, which is warmed by an open fire. Beyond is an eat-in kitchen that opens out to the small courtyard. Upstairs are two bedrooms, the principal of which is en suite, that sit adjacent to a family bathroom.

This charming period home, which has a D1 Ber, is on the market through Sherry FitzGerald, seeking €550,000.

It has an expansive feel due to its high ceilings and white interiors and compares favourably with apartments of similar size in the area.

A bonus is the fact that as a house it is self-contained and has a small rear courtyard, a tranquil spot given its location just opposite the Circle K filling station, before William Dargan Bridge; the 162m cable-stayed bridge that carries the Luas to the city centre and further south to Cherrywood.



On view



Tulfarris, Old Bray Road, Foxrock, Dublin 18

€1.295m, Sherry FitzGerald

This spacious detached home comes to the market in the sought-after leafy suburb of Foxrock. With five bedrooms, the home has been well-maintained but would benefit from modern make-over. Extending to 230sq m (2,476sq ft), it has three reception rooms. Ber F
On view: By appointment at sherryfitz.ie



15 Orpen Green, Blackrock, Co Dublin

€675,000, Janet Carroll Estate Agents

All a new owner would have to do is unpack at this three-bedroom terraced home. Extending to 80sq m (861sq ft), it features a livingroom to the front which opens into the kitchen/dining area to the rear. There is also a sunroom overlooking the back garden. Ber C3
On view: By appointment at janetcarrroll.ie



17 Loreto Road, Maryland, Dublin 8

€550,000, DNG

This two-bedroom terraced home comes to the market a five-minute walk from the Luas stop. It has been modernised with a kitchen/diningroom featuring grey units and wooden beams overhead. Extending to 90sq m (969sq ft), it is laid out with a livingroom, a kitchen/diningroom and a bathroom on the ground floor. Ber C1
On view: By appointment at dng.ie



82 Aughrim St, Stoneybatter, Dublin 7

€785,000, Citywide Real Estate

This rare late-Georgian offering in Stoneybatter comes to market on a terrace of three homes. Extending to 189sq m (2,034sq ft), it features four bedrooms and a reception to the front of the first and second floors. In need of complete modernisation. Ber-exempt
On view: By appointment at citywide.cwre.ie



4 Ticknock Dale, Sandyford, Dublin 18

€695,000, DNG

This three-bed terraced home comes to the market in turnkey condition. It features a converted attic and home office space as well as a south-facing back garden. Extending to 155sq m (1,668sq ft), it features solid-wood herringbone floors throughout the ground floor. Ber B2
On view: By appointment at dng.ie