



A virtual image of how the development will look

A house with a virtual extension

Virtual and real viewing on Clontarf's waterfront

The new owner of a house of flats in D3 buys full planning permission, writes **Mark Keenan**

208 Clontarf Road Clontarf, Dublin 3

ASKING PRICE: €595,000
AGENT: Gallagher Quigley (01) 8183000

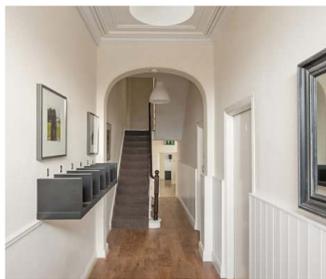
WHEN computer technology first allowed users to "walk" through created landscapes in pixels back in the eighties, people were raved about the possibilities for the phenomenon they called "virtual reality."

Trendy locations that could afford it, such as London's Trocadero Centre, invested heavily in "gloves and goggles" experiences that allowed users to look up and down and move around in created 3D worlds.

Thirty years on, having revolutionised computer games with multi-user worlds, virtual technology has also provided myriad practical uses, such as flight simulators and training for surgeons.

Among the most effective applications has been its use for architects to "construct" buildings that have yet to be built - enabling their clients and others to undertake virtual tours and walkthroughs to experience a building not yet physically constructed.

And so a house at 208 Clontarf Road is for sale today with a "virtual extension" attached. On the market with a price tag of €595,000, the Dublin 3 property is a "project" waiting for a new owner.



Clockwise from above, the seafront near the property, the front of the property as it is currently, one of the flats as it is today, another two views of the proposed redevelopment, and the bright reception hall



Currently divided into six flats, its most likely fate in the wake of new regulations governing rental accommodation is to be converted back into a singular family home.

So the current owner has hired architects Tyler Owens to come up with a plan to remodel this home via a reworking of the inner layout and the addition of an eye-catching contemporary extension, which opens the house out at the back for a light-bringing, garden-facing kitchen/dining and living space of the sort that modern buyers now expect.

The owner has also applied for and successfully obtained full planning permission for this scheme.

However, new regulations would have presumably made it rather difficult to hold on to it as a letting property unless a serious investment was made to equip it with modern bathroom and kitchen requirements for each unit.

But 208 Clontarf Road is also the perfect example of how trophy home-buyers in Dublin are benefiting from the demise of olde-style flatland in the city since the introduction of these revised regulations.

As a prestigious private home, this property has quite a lot going for it. First off, it's located in Clontarf, where

demand has generally exceeded supply for property even through the "crash" years.

Second it's a manageable-sized period house - again high on the menu for home buyers seeking a residence with a bit of difference.

Third, unlike so many properties that have long been in flats, it is in remarkably solid and clean condition.

Finally, it would be hard to find a better view - the property is located on the "turn" of the coastal Clontarf Road, near the yacht club. So when you open your front door, you're looking at the sea.

A prospective buyer can also take a "virtual walk" via film on the Vimeo website, allowing them to "experience" the envisaged finished home.

If they buy the property, they also have the advantage of not having to pay an architectural practice to come up with the

plans, and thanks to the owner, they will have full planning permission ready to go.

In addition, Tyler Owens says it is on hand to take enquiries from would-be buyers and to steer the project through for a new owner if they wish to hire them for the task.

Selling agent Conor Gallagher, of Gallagher Quigley, thinks that selling homes with conversions drafted and full planning permission attached is something that will catch on.

"Think about it, so many conversions do essentially the same thing," he says. "So any project home going for sale with full permission attached and architectural plans presented like this not only shows a buyer how the conversion will look."

On top of this, owners who want to try something else will have an extension precedent.

The plans by Tyler Owens add a bay window to the front

of the house, as a number of other properties have already done on this stretch. The new home will be a considerably larger 2,131 sq ft, instead of the current 1,646 sq ft.

On completion, it will have a reception hall with downstairs loo, a drawing room, a separate family/dining room in the extended area (which will also incorporate a kitchen), a laundry and a dining and living area overlooking the garden where extensive glass panels open out.

Upstairs will have a master bedroom with a shower room en-suite, a second bedroom also with an en-suite shower, two further double bedrooms (four in all) and a family bathroom. There's also permission for a modern shed/office building at the end of the garden.

And if buyers don't like the plans, they can throw them out and start again. All in all, virtually foolproof.

4 On the market Family homes in Dublin 5



36 Malahide Road, Artane

€360k DNG FAIRVIEW, (01) 833 1802

NUMBER 36 Malahide Road is just a short walk from shops, pharmacies and banks. A three-bed semi-detached, it has two reception rooms, one a living room with fireplace and bay window, the other a lounge with a door to the back garden. The first floor has three bedrooms and a bathroom, and the total size is 1,044 sq ft. There are gardens front and back, with parking on the driveway. There's also an adjoining garage which might be converted, with planning permission.



Brookwood Crescent, Artane

€425k KELLY BRADSHAW DALTON, (01) 804 0500

THE Mews is a gated estate of four houses. Built in 2009, Number 4 is a detached dormer bungalow with three or four bedrooms and one or two reception rooms. One is a living room, and the other doubles as the fourth bedroom. At the back is a large kitchen/dining room with a fireplace and doors to the garden, and there's a utility off it. Total space is 1,561 sq ft. There's a lawned back garden, and parking for two cars in the communal area out front.



18 Bettyglen, Raheny

€725k SHERRY FITZGERALD SUTTON, (01) 839 4022

FANS of 1970s American style décor will love 18 Bettyglen, off Howth Road, Raheny. It's a four-bed detached bungalow of 1,916 sq ft, with a car port for the Camaro. Two sets of French doors open to the entrance hall, where there's a carpeted spiral staircase. To the left, is a living room and conservatory. Towards the back of the property is a family room with stone fireplace and a door to the patio, linked to a kitchen/dining room with a utility and shower off it. The master bedroom is ensuite and has sea views.



21 Craigford Drive, Killester

€325k GUNNE FAIRVIEW, (01) 833 5844

THIS end-terrace, two storey home is a little small, at 915 sq ft, but there is scope to extend, as the back garden is some 60ft long. On the ground floor is a sitting room with a bay window and fireplace, and a living room or dining room, also with a fireplace and a door to the garden. The kitchen is small, at around 6ft 6ins by 8ft 6ins, but opens into a little greenhouse where you could pick a few tomatoes. The main bathroom is upstairs, along with three bedrooms. The back garden has vehicular access to a laneway.

Warburton Terrace €675k



This six-bedroom, end terrace is just a stroll from the seafront

Home of first resort near Bray seafront

BUILT in 1862, when Bray's popularity as a Victorian coastal resort was at its height, Number 4 Warburton Terrace is not much more than 100 metres from the seafront.

Number 4 is the last house on the terrace, facing due north on Sidmonton Avenue. It is 2,626 sq ft with six bedrooms, a basement, and an 'outdoor room' for a back garden.

The house has been extensively refurbished, keeping period features such as sash windows, fireplaces and high ceilings, and adding modern conveniences such as gas-fired central heating with zoned thermostatic controls, allowing for a C1 energy rating.

The ground floor has two formal reception rooms. One is a living room at the front, with a bay window, original wood floors and a fireplace. The other is a family room at the back, with original tiled floor and solid-fuel stove. One door here leads to a utility room, and the other leads to the 600 sq ft basement. Sliding doors open from the living room to

the kitchen, fitted with white gloss cabinets and stainless steel countertops, a breakfast bar and marble fireplace.

The first floor has three bedrooms and a bathroom with a free-standing bath beside yet another fireplace, and on the second floor there's a bedroom and shower room.

At attic level are two rooms that have been bedrooms throughout the house's 150-year history. However, a 19th century servant's bedroom is no match for modern building regulations, and the two rooms don't qualify for use as bedrooms today.

To the front is a little railed garden full of flowering shrubs, while the back garden has decking and paving, raised flowerbeds, and even an outdoor fireplace.

The terrace is very close to the railway line, but you'll have to walk around 450 metres to catch the Dart.

It's for sale for €675,000 with DNG Bray, (01) 286 7625.



The living room at the front of the house has a bay window, original wood floors and fireplace