

# Residential Property

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**Old meets new in Rathmichael**  
€1.85m property built in 2001 has plenty of period charm Page 2

Thursday, July 23, 2015 Editor: Madeleine Lyons. Phone 01-6758000 email property@irishtimes.com

## Double take on modern makeovers

Well executed extensions and refurbishments can add considerable value. Here are two good examples, a stylish villa-style period property that had been two flats, and a former council house upgraded and extended by a third

### Frances O'Rourke and Alanna Gallagher

Two refurbishments new to the market in Dublin show just what can be achieved with an imaginative renovation – whatever the starting base. One is a redbrick villa-style, single storey over basement semi in Blackrock; the other, a former council house in Donnycarny. Both have been transformed with the help of professionals and if both achieve their asking prices, they will show the sort of added value that can be realised by well-executed makeovers.

Number 39 Glenart Avenue in Blackrock sold less than a year ago for €745,000 and is back on the market for sale by private treaty for €1.65 million through Beirne & Wise. No one has lived in the house since it was refurbished.

The owners have renovated a house that had been laid out as two flats with zealous attention to detail. Original sash windows were taken out, double glazed, and returned to the bay at the front of the house; a new oak staircase, with a polished scroll hand rail, has reconnected the top and bottom storeys. Elaborate cornicing and centre roses have been repaired and restored.

New lacquered dark oak floors and oak doors have been installed upstairs and down; a pair of ornate antique crystal chandeliers hang in the two reception rooms, with similar chandeliers in the hall and kitchen. There's Carrara marble in the bathroom and en suites, and an island unit with a polished quartz countertop in the dark oak kitchen.

#### Lot of space

There's a lot of space in the 191sq m (2,060sq ft) house, but not that many rooms: accommodation upstairs consists of two large interconnecting reception rooms that run the depth of the house, with the kitchen cleverly built alongside the second of these; a very posh utility room; and a guest toilet. Downstairs there are three large en-suite bedrooms.

It's a smart house suited to a couple, perhaps, or a small family. Bright and airy, with mostly white walls, high ceilings and tall windows. Wide granite steps lead up to the front door. Inside, the front reception room, with its marble fireplace, is to the right of the front hall. It opens through a wide arch into the diningroom-cum-kitchen: the side wall of this room was removed so that the long, narrow kitchen could be built into the hall. It's an unusual idea, but works well. There's a sink and a hob in the island unit; behind it are floor-to-ceiling



■ Left: 39 Glenart Avenue, Blackrock, Co Dublin, €1.65 million: three-bedroom semi-detached Victorian redbrick has been completely renovated



■ Right: 112 Collins Avenue East, Donnycarny, Dublin 5, €335,000: three-bedroom terraced house has been extended by about a third



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ing units, with a Miele oven and a Siemens wine cooler and fridge. A door leads from the kitchen to a large, well-fitted utility room. From here there's access to the back garden down a new granite staircase outside.

Downstairs, all three double bedrooms have marble-tiled en suites, and two have walk-in wardrobes.

The gardens, designed by Paul Doyle, include a patio paved with York flagstones, a neat square of lawn surrounded by antique brick with planted beds, trees and shrubs. There are gates at the back of the garden, which opens on to Grove Avenue. There is side access from the front garden.

#### 112 Collins Avenue

Cross the city over to 112 Collins Avenue East and you'll find a home that may be familiar to house hunters in the Dublin 5 area. It sold last year through agents Gallagher Quigley, for €211,000 according to the Property Price Register. But a serious refurbishment, extension and insulation upgrade has it back on the market asking €335,000, through the same agent. The seller has the chance to trade up and is putting the property on the market

She enlisted Patrick Lynch of House 7

Architects to help reimagine the space. Hiring an architect was worth the money, says the owner, an accountant. "He helped me map out the extension and advised on where to position everything like the kitchen units and island." He also helped with budgeting. He also gave her what she describes as homework – shops and suppliers to visit. She spent a lot of time on Houzz.com looking at ideas and hired interior designer Leona Brolan to help with lighting and kitchen layout.

The house opens into a tiny hall and leads through to the sittingroom where there is an open fire and oak engineered flooring. A door with opaque glass panels leads to the large open-plan kitchen, where there are anthracite coloured handleless units by Al Kitchens.

Brolan recommended shortening the suggested length of the island to accommodate a seating area and to add pendant lighting. An orange Kartell design adds a pop of colour to the island area. The trio of

smaller concrete styles that hang over the dining table were bought in B&Q. Room-height steel frame sliding doors open out to a long northeast facing garden which has a limestone patio area. Off the kitchen there is a utility room. The family bathroom is off the kitchen hall.

#### Upgrade

The owner estimates she spent between €90,000 and €100,000 on the upgrade which included insulating the house, bringing the property from a G Ber rating up to a toasty B3 and extending its 61sq m (660sq feet) to 92sq m (990sq ft). She added new windows, doors and floors.

Upstairs there are three bedrooms. In the master, situated to the front, a shower ensuite has been installed in what was originally the wardrobe and boiler cabinet.

There is off-street parking for one car. The house is a five-minute walk from Kill-ester Dart station and is adjacent to the bus routes on the Malahide Road.



## KnightFrank.ie



#### INVESTMENT SALE

##### 1 Dominick Lane, Dublin 1

For Sale by private treaty (in one or 2 lots)

- Modern mixed use building 471 sq.m / 5,070 sq.ft (approx.) GIA
- Current rent roll of €71,620 per annum
- Gross yield 7.5%
- Tenants not affected
- We understand that VAT is applicable

www.lowerdominickstreetanddominicklane.com

Guiding: €950,000

Viewing: July 23rd & 30th 10am - 11am

##### 43 Dominick Street Lower, Dublin

For Sale by private treaty (in one or 2 lots)

- Prime Georgian Building ext 393.61 sq.m / 4,237 sq.ft (approx.) NIA
- 25 year FRI lease from August 1st, 2001
- Current rent roll of €88,780 per annum
- Net initial yield 10.6% (approx.)
- Tenant not affected
- We understand that VAT is not applicable

Guiding: Excess €800,000

Viewing: July 23rd & 30th 10am - 11am

#### DALKEY

##### 'Verona', 68 Ulverton Road, Co. Dublin

For Sale 141 sq.m / 1,517 sq.ft

Unique landmark 3/4 bed home with charming original features throughout, built c. 1930s and enjoying an elevated position on Ulverton Road. Generous acc. over three floors, a detached garage accessed off Harbour Road and a parapet roof offering breathtaking 360 degree views of Dublin Bay and beyond. BER Exempt.

Asking Price: €850,000

On View: Sat 11 - 11.30am

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