

Dublin 8 €950,000



Literary links with dapper flair

32 Synge St wears the hallmarks of an era when GB Shaw lived next door, but it has since embraced modern functionality

32 Synge Street, South Circular Road, Dublin 8

Description: Refurbished 19th century two storey over basement with three bedrooms and enclosed rear garden
Agent: Owen Reilly

ROSE DOYLE

George Bernard Shaw was born in Synge Street in 1856, and spent a famously unhappy childhood there. "Rich only in dreams, frightful and loveless in reality" was how he described it. A life lived in today's Synge Street might provide him with a brighter reality, however, especially if the original Shaw family home were to take on the subdued flair and easy-living style of its next door neighbour, Number 32 Synge Street. Built in the 1830s, making it some 185 years old, Number 32 has a wonderfully cool bravura that nicely catches its period while accommodating comfortable functionality. Khaki, in various shades, is the colour of

choice (together with white), wood everywhere (floors, banisters, stair treads, furniture) is dark and darkly polished, windows are original but insulated, original plasterwork is preserved, fireplaces and their gorgeous tiles restored. All of this happened under the supervisory eye of a conservation architect. There is no clutter, no distraction from clean good looks. Agent Owen Reilly is seeking €950,000 for the house with a floor space of 147sq m (1,582sq ft). The vendors have lived there since 2003, enjoyed the Synge Street street-party every July, and the pleasures of a close community.

Formal reception Long panelled double doors between the formal reception rooms fold back. A black marble fireplace in the drawing-room has fruit motif tiles, plasterwork is simple. The hallway has an arch mid-way, fine ceiling rose, front door fanlight and dark khaki walls. An 8ft high arched window on the turn of the stairs is a highlight in every way; handsome to look at and throwing its

light over everything. A family bathroom on the lower return is a definite talking-point. It has a free-standing bath and sash window overlooking ivy creeping over the wall from the next-door Shaw house. The garden level kitchen/family area has parquet flooring, any amount of storage and French windows from its dining area to the east-facing garden where 14ft high original brick boundary walls ensure privacy. The main bedroom, to the front on the first floor, takes up the width of the house and has two sash windows. A cast-iron fireplace has exquisite inset tiles and the discreet en suite has dark wood fittings. A second, rear bedroom has garden views and built-in wardrobes. The third bedroom, a double, is to the front at garden level. Agent Owen Reilly says prices in the area have been strong of late. An end-of-terrace in Grantham Street (totally refurbished) sold for over €1 million earlier in the year, while a "wreck" in eight flats on the South Circular Road sold recently for €800,000.



Co Dublin €450,000

A place to hang in Monkstown

88 Oliver Plunkett Road, Monkstown, Co Dublin

Description: Terraced Monkstown Farm three-bed extended and modernised
Agent: Lansdowne Partnership

FRANCES O'ROURKE

When art auctioneer Rory Guthrie wanted to extend the small terraced house in Monkstown, Co Dublin, that he bought in 2004, he wanted "space to hang my pictures - that's my business". So in 2006 he built a large rear extension with Velux windows and patio doors opening on to a small back lawn. There is potential for new owners to build a second storey on to this extension, subject to planning permission, says Guthrie - it was constructed to allow for this. Guthrie, a director of deVeres Art Auctions, grew up in Royal Terrace West in Dún Laoghaire and was keen to stay in the area. He paid €317,000 in 2004 for 88 Oliver Plunkett Road, a terraced three-bed, and another €100,000 refurbishing and extending it.

Now he and his wife and young family are moving again. Lansdowne Partnership is seeking €450,000 for the 88sq m (951.52 sq ft) three-bed located about halfway along Oliver Plunkett Road between Monkstown Avenue and the Kill Avenue/Mounttown Road junction. Many of the former Dublin Corporation houses in Monkstown Farm, including No 88, have been stylishly renovated in recent years. The house also has some of its original features, like a white cast-iron fireplace in the main bedroom and distinctive panelled doors. The front door opens in to a small hall, off which is a shower room. One door opens into a sitting room on the left, with a small open fireplace above a slate hearth, and a door into the extended living/dining room. The other door from the front hall leads into a smart kitchen, a little bigger than a galley kitchen. It has a white tiled floor, pale fitted units and room in an understairs closet for a washing machine. Outside, there's a deck beside the lawn and a garden shed. There is room to park two cars in the small railed front garden.



Co Kildare €525,000

Good karma and green living



Rockfel, Newhall, Newbridge, Co Kildare

Description: Detached, five bed on half acre with conservatory and converted attic.
Agent: Sherry FitzGerald O'Reilly

ROSE DOYLE

Rockfel was a filly who won the 1000 Guineas and the Oaks, was known as "the perfect racing machine" and reckoned among the very best of 20th century fillies. She died young. She is not forgotten. Rockfel, a detached, five-bed house in the centre of 0.55 acres of tree-lined gardens, is named for her and has been a family home to the vendor and family for 27 years. The *Irish Field* editor for 15 years, Leo Powell, says he can, "without prejudice, recommend it as a family home. Rockfel has a lovely karma, it's a comfortable, friendly house". They bought from a family who had built and lived in Rockfel since about 1978 and, in 2006, added a conservatory, en suites to two bedrooms, a large family bathroom, converting the attic "to a wonderful escape spot for the children" and the

diningroom to a library (with Stanley stove) for their book collection, "a place for reflection and time out". The gardens, front, back and sides, "were already set out when we bought so we've simply looked after them ever since". Rockfel has a floor area of 265sq m (2,852sq ft), two of its five bedrooms are en suite, it has living and familyrooms, a library, dining/conservatory, attic room, utility and family bathroom. Agent Sherry FitzGerald O'Reilly is seeking €525,000.

Mini orchard In as fertile a spot as you could find in verdant Co Kildare, Rockfel has impressively tall evergreens to the front, a mini-orchard of apple trees to the rear and gravelled parking for several cars. There are views of the countryside from many rooms, notably the dual-aspect familyroom. The cream fitted kitchen has garden views and Velux windows for extra light, the diningroom/conservatory also overlooks the garden and has a tiled floor. All of the bedrooms have oak floors, the attic room is carpeted and has Velux windows. Rockfel is minutes from Naas and Newbridge, and a two-minute drive to junction 10 of the M7.



Co Dublin €575,000

Secret gem near Dalkey centre

47 St Begnet's Villas, Dalkey Village, Co Dublin

Description: Three-bed, mid terrace house, in one of Dalkey's best located estates.
Agent: Sherry FitzGerald

ALANNA GALLAGHER

St Begnet's Villas is one of Dalkey's secret addresses. Situated just off Hyde Road and adjacent to Cuala GAA Club, this estate of former council houses is just a couple of minutes' walk from the hubbub of Dalkey village but at a comfortable remove from its thronged bars and eateries. Number 47 is a mid-terrace, three-bed, one-bath property, with 97sq m/1,044sq ft of floor space, that was renovated in 2014. The works included upgrading the insulation throughout. It now has a respectable C1 Berating. The owners retained the overall footprint of the house. From a gravelled and south-facing front, the long livingroom, to the left of the hall, now has an insert fire and white oiled oak laminate floors. This leads to the bright kitchen which has been opened up to accommodate a good-sized island unit and has direct access



to the garden. While north-facing, it gets evening sun because the property isn't overlooked to the rear. There are just a few houses to the back and these give way to the playing fields of the GAA club. Discrete space On the other side of the hall is a home office that extends the depth of the house and includes a utility area with a discrete space to dry clothes out of sight. Upstairs there are three bedrooms, two good-sized doubles and a roomy single. These share a small shower room. There is scope, subject to planning, to extend out to the rear,

and possibly upgrade the back bedroom into a master with en suite and walk-in wardrobe. Number 47 last sold in June 2010 for €367,500, now it is asking €575,000 through agent Sherry FitzGerald. Number 91, a three-bed, one bath, end of terrace with 75sq m/807sq ft, is seeking €545,000 through the same agent. Another architect-designed, three-bed end of terrace house on the same road with 100sq m/1,076sq ft, is seeking €575,000 through agent Vincent Finnegan. Earlier this year number 68, another three-bed mid-terrace sold for €560,000 while number 63 sold for €605,000.