

Dublin 8 €590,000

Honeyed hues and a city garden

Property retains an eye-catching Edwardian charm and extends to 1,250sq ft

**7 Madison Road,
South Circular Road,
Kilmainham
Dublin 8**

Description: Edwardian redbrick terrace with three bedrooms, two reception-rooms, kitchen/breakfastroom and paved rear patio garden.

Agent: Owen Reilly

ROSE DOYLE

Nicely settled into a quiet Kilmainham cul-de-sac, built in the early years of the 20th century, 7 Madison Road has a lot that will appeal to first-time buyers and downsizers. The asking price, €590,000 through agent Owen Reilly, is pretty appealing too.

Number 8 Madison Road sold for €650,000 in February last.

The vendor, who has owned 7 Madison Road for almost a quarter-century, has extended and modernised where necessary but been careful to keep the uncluttered, core Edwardian style intact. Now it covers a decent 116sq m (1,249sq ft) and is replete with original features.

The honeyed hue of stripped and polished wood (floors, door and window surrounds), original fireplaces in every room but one (the sittingroom has a period-style timber surround), high ceilings, cornicing, a dado rail along the stairs and, in a nice touch, stained glass in both the front and the return doors which traps and colours sunlight as it falls between them.

The rear kitchen/breakfastroom has two walls of timber-framed, floor to ceiling windows overlooking a sheltered, sandstone-paved patio. Put in place in 2001, this is high walled and nicely planted with bamboo, an Old Dublin Bay climbing rose and passion fruit. It gives access to a laneway and Mayfield Road.



The breakfast area, with a Travertine floor and feature metal-support girder, is divided by a counter from an extremely well-fitted kitchen. The under stair has a guest WC.

Interconnecting reception rooms, where the Edwardian feel is strongest, have a double door between them and tall French windows to the patio. The diningroom's dark marble fireplace has inset red tiles, the floors in both are of polished timber and a front bay window allows in plenty of light. The hallway too is original in character with a small ceiling rose, corbels and picture rail.

A small bedroom on the return has had a chunk taken out of it to create what is a good bathroom with separate shower and free-standing bath. The top landing has a pleasant skylight and leads to the main, front-facing bedroom.

This has a couple of Munster Joinery sash windows (installed 12 years ago) and a cast-iron fireplace with green inset tiles.

The third, rear bedroom has another cast-iron fireplace and views over city roofs and gardens.

A floored attic has Stira access and there is a small, railed front garden.

Dublin 8 €1.1million



Townhouse hits right notes

**21 Synge Street,
Portobello, D 8**

Description: A two-bedroom plus attic mid terrace period property

Agent: Owen Reilly

ALANNA GALLAGHER

Synge Street is a thoroughway of three parts. The best-known third, the middle and leafy part of the street, comprises the school, celebrated in 2016 film *Sing Street* by John Carney. The first third, where number 33 is the birthplace of George Bernard Shaw, runs perpendicular to Lennox Street and its famed Pretzel Bakery.

Once the heart of Dublin flatland, most of the properties have been converted back into single dwellings. There are two houses currently for sale on this stretch. Number 32 is a three-bedroom, three-bathroom period property situated next door to the Shaw house. Measuring 147sq m (1,482sq ft) it has an east-facing back garden and is asking €995,000 through agents Owen Reilly.

The same firm is also selling number 21. Situated across the road this fine two-bedroom property has been lovingly restored by its owners, who bought it in 2011 and lived in one room while much of the refurbishment took place. It's for sale at €1.1 million. The result of their attentive renovation is a finely-presented property. There is detailed plaster

cornicing and there are ceiling roses in the hall and rooms at hall level. Ceiling heights are about 13ft and the polished floorboards had been preserved under layers of dank carpets and now add a warm walnut-coloured glow. Double-glazed timber sash windows replaced the uPVC designs that were in the listed house when they bought it.

Set over four levels the kitchen is at garden level and its sage green in-frame design is the perfect Scandi-inspired foil to its timber floors and pale walls. There is a sitting area to the front of the house where there is a Stovax insert fire and a projector where the owners like to watch movies. Patio doors to the rear open out to the west-facing garden, a sun trap that was designed by Sarah Jordan Gardens.

Under the granite steps to the front is a good-size utility set and there is a smart shower room to the rear. Steps lead up from the garden to a large garage where there is vehicular rear access on to Synge Lane, a real bonus in this part of town where parking is generally on street. Upstairs the house originally had three bedrooms but the owners have sacrificed one to get a good-size family bathroom. The remaining two bedrooms are fine-size doubles with the master situated to the back of the house. A narrow, painted timber staircase leads up to the attic where there is a guest bedroom. In total the house has 177sq m (1,905sq ft) of living space with an additional 14 sq m (150sq ft) of attic space.

ELMPARK GREEN, MERRION ROAD - DUBLIN 4



70 THE LINKS €750,000

Viewing by appointment

BER B3

- 3 bed, 3 bath, 2 rec
- Large west balcony views over Elm Park Golf Course
- Spectacular sea views from all three bedrooms
- Floor to ceiling glazing
- Mezzanine level
- Secure underground parking
- 152 sq m / 1638 sq ft
- BER No. 106712177

KINGSWOOD HEIGHTS - DUBLIN 24



49 THE PARK €315,000

Viewing Sat Sept 8th 11am - 12pm

BER C3

- 3 bed, 2 bath, 2 rec
- Detached
- Landscaped gardens
- Private courtyard
- Excellent condition
- Adjacent LUAS / M50
- 90 sq m / 968 sq ft
- BER No. 109564807

TRIMBLESTON - DUBLIN 14



65 THE WILLOW €475,000

Viewing by appointment

BER C3

- 2 bed, 2 bath, 1 rec
- First floor apartment
- Large west facing balcony
- Gas central heating
- Designated car space
- 80 sq m / 861 sq ft
- BER No. 111373924

RANELAGH - DUBLIN 6



50 DARTMOUTH SQUARE €1,550,000

Viewing Sat Sept 8th 11am - 12pm

- 4 bed, 3 storey
- Elegant, Mid-Terrace, Victorian Redbrick
- Many original features
- Two bay garage
- Excellent location
- 199 sq m / 2140 sq ft
- BER Exempt

CARRICKMINES - DUBLIN 18



5 CAIRNBROOK HALL €430,000

Viewing Sat Sept 8th 1 - 1.30pm

BER C2

- 2 bed, 2 bath, 1 rec
- Luxurious apartment
- 2.8m high ceilings
- Private front veranda
- Designated parking
- 98 sq m / 1055 sq ft
- BER No. 111326468

CLONSKEAGH - DUBLIN 14



62 GLEDWOOD PARK €625,000

Viewing Sat Sept 8th 12 - 12.30pm

BER B2

- 3 bed, 2 bath, 2 rec
- Refurbished in 2013
- Extended kitchen / dining / living room
- Large South facing rear garden
- Beautiful limed oak herringbone floors throughout
- Front garden with off street parking
- 112.85 sq m / 1214 sq ft
- BER No. 105148951