



No 19 Fairview Avenue Upper, Dublin 3



The open plan kitchen and dining room

Fairview gem in walk in condition

BY TINA-MARIE O'NEILL

This three-bedroom end-of-terrace on the corner of Fairview Avenue Upper in Dublin 3 is likely to be snapped up quickly based on its location alone. However, the location is just a bonus. Beyond the property's tidy and clean façade lies an enviable modern home with a distinctly anti-typodean feel that will have wide appeal to buyers searching for a bright, modern home in walk-in condition.

It has a comfortable price point too guiding €420,000 through selling agent Finnegan Menton.

Modernised with the help of Davey & Smith Architects in Clontarf, No 19 extends to 92 square metres in which space and light are maximised with open plan living spaces, a white-washed interior and clean, solid oak floors.

The rear of the house also has a large rooflight and a generous wall-to-wall, full height sliding glass door that leads from the kitchen/



The living room with solid oak floors and subtly-lit bookshelves



The low-maintenance rear decked garden

dining area to private rear decked garden.

There are other benefits too, such as the garage, which offers the potential to convert (subject to the relevant planning permission), and a secure side entrance to the rear deck and garage.

The new, modern kitchen is also being sold with all appliances and the property's blinds, curtains and light-fittings are also included in the sale.

A modern glazed front door opens to a bright entrance hall with light, solid oak floors, understairs

storage and a guest WC.

The same floors continue into the bright living room with its recessed and subtly-lit book and display shelves on either side of an open fire. It also has front garden views and a vertical, wall-mounted modern radiator.

The space (and timber floors) flows into the open plan kitchen/dining room at the rear in which a contemporary, white kitchen has been installed with fitted, handleless base and wall-mounted units, a central island with marble top and a mirrored façade on the dining

room side and a mirrored splash-back, creating a greater illusion of light and space.

The kitchen comes with a full complement of newly fitted, high-end appliances.

There's also a handy utility area in the adjoining garage, which has

been plumbed for a washing machine, dryer and has space for a chest freezer.

Upstairs, there are two well-proportioned double rooms and a good single. The master has fitted wardrobes that incorporate a central bookcase and all the rooms have Roman blinds and neutral carpets. The luxurious, modern family bathroom is bright and fresh with a white suite, including a bath with an overhead shower, fitted mirrors and is tiled in white mosaic tiles throughout.

As well as a well-maintained, hedged front garden with tidy lawns, garage access and off-street parking, No 19 has a low-maintenance rear decked garden with high, white-washed walls for privacy and side garden access.

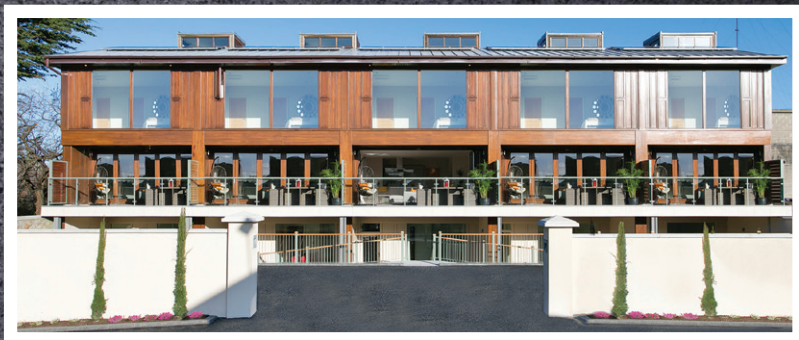
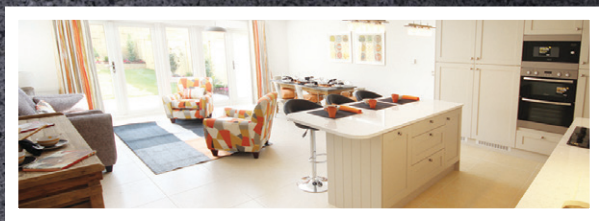
The house overlooks a green area and is within walking distance of local shops, cafes, supermarkets, schools, sports clubs, Fairview Park, good local transport links and is within a short drive of DCU, the M50 motorway, the city centre and Dublin Airport.

Further details are available from the agent at 01-6147900.

The Sunday Business Post

Starter Homes Special

Appearing Sunday 24th April.



We are planning an extended starter homes special, featuring properties in the Dublin and Greater Dublin Area that are priced up to about €400,000.

We will be featuring properties that require some work as well as homes in turn-key condition that would suit young professionals seeking homes in which to live for the next five to ten years. Ideally, they would be attractive homes in either good areas or areas that are being rejuvenated and which could be ideal for young families.

For further details on advertising please contact Lorraine Rochford, Property Advertising Manager on 01-6026023

Life's a beach at Avalon apartments in Sutton

BY TINA-MARIE O'NEILL

One plus one doesn't (often) make one, unless you're considering converting two adjoining properties into a single dwelling.

Such was the case at 7A and 8A Avalon, a one-bedroom and two-bedroom apartment respectively in the Avalon development on Burrow Road in Sutton, Dublin 13, in north Co Dublin. The small, gated scheme was designed by Frank Elmes Architects and built in the early 1980s.

There are four blocks of eight apartments each, with two front-door access points to each block. Set amid a row of large, detached homes, Avalon is one of the few multi-unit developments in the area that has its own direct access to Burrow beach, and each of the dual-aspect units comes with two balconies.

The apartments are somewhat unusual too in that 7A, the one-bedroom unit, has a large attic conversion with an en suite. The 52-square-metre unit has an entrance hallway with a large storage closet, a living room with an open fireplace, and a balcony with unobstructed sea views, a double bedroom with a south-facing balcony, a bathroom and a kitchen. This unit is priced at €325,000.

The adjoining, corner apartment, 8A, is slightly larger at 56 square metres, and is on the market at €350,000. This unit has two double bedrooms, one of which has a private, south-facing balcony, and both with built-in wardrobes. The living room, with its balcony, also faces the sea, with views towards Ireland's Eye and Lambay. It also has a kitchen, bathroom and an entrance hall with a storage closet and hot press.

"Only three of the two-bedroom apartments have come to market since the scheme launched in 1983," said owner Gail Comer, whose late parents bought the two units in the 1980s. "They retired to



Avalon, a small-gated scheme of apartments in Sutton, Dublin 13, built in the 1980s



Avalon has direct access to Burrow beach



The apartments come with balconies with sea views

Avalon and converted the apartments into one large space, opening one kitchen so they could look through to the adjoining living room. "We reverted the units to two separate apartments on

the advice of our selling agent Sherry FitzGerald so that they would appeal to buyers looking to downsize in the area. Having direct access to the beach is a huge benefit. "My mother, Gay Wheel-

er (nee Brady), was a former Irish ladies' backstroke champion three years in a row from 1948," said Comer. "She swam every day, well into her 80s, when she limited it to swimming from April to October. She simply walked out the front door and on to the beach some ten metres away."

Set on about an acre of communal gardens, the apartments at Avalon are also close to Sutton Golf Club, which is on the same road, Sutton Cross, Howth Village, Sutton Dart station, a short drive to Dublin City Centre and Dublin Airport.

For more details, contact Sherry FitzGerald's Sutton branch at 01-8394022.