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FROM A RENTAL PROPERTY TO A SPACIOUS FAMILY HOME...

Luke Kuchta designed a modern day home in Templeogue

From a house that was built in the 1970's by Park Developments and having won the 'House of the Year,' award in the year it was built due to its modern design and its forward thinking. In latter years, it went on to become a rental property before Damien Carroll bought it and completely transformed it. The key design features to this house is the amount of light flooding the property as well as the open plan approach which has made it a perfect spacious family home. "I heard through the grapevine that

the house was up for sale and we bought it last August," said owner of the property, Damien Carroll. "It was a rental house for more than 20 years. It's a semi-detached four bedroom house. I know Joe Fallon of Joe Fallon Architectural Design well and when he came in to see the house he told me what I needed to do with the house so I got Joe to do everything.

"Joe gutted the house and then he built a big extension out the back of the house. In the main bedroom upstairs, he designed a big en-suite. Joe has done a massive job on the house and



we're delighted with it. Joe allowed a young Architect called Luke Kuchta design the house and everyone is gob-smacked by it because he has done such a good job on it," added a beaming Mr Carroll. Work commenced on the property in December 2016 and it finished in May 2017. "The house has gone from a rental property to a family home. We're delighted to be in the house. There are a few bits and bobs left to do. We have four young children so we are busy enough with them! Mr and Mrs Carroll were previously living in Ballycullen followed by renting a property for 12 months before moving into their home.

"My wife, Jennifer did a lot of the design work on the house. She also designed the kitchen. She knew what she wanted and she has a good eye for things. People have asked us if they can come and have a look in the house because it is different," enthused Damien. In terms of the layout of the house

when you go in the front door you take a right and that brings you into the sitting room and there is a wood burning stove in there. The stairs is on the left hand side of the hallway and then there is another room beside the sitting room and this is the children's playroom. There is a toilet in the playroom and there is also a door which brings you through to the kitchen and from the hallway you can access the kitchen also. Downstairs is all open plan and there are four bedrooms and a bathroom upstairs.

"The house is very spacious and there is loads of room. The height of the extension has almost gone up to the upstairs window," explained Mr Carroll. In terms of insulation, 100mm of Kingspan composite board was used, all of the external walls were internally insulated with a composite board. There is a basic heating system used within the house, there is a gas boiler with radiators and there is also a passive vent system used within the house. "When you're doing a project like this, it is vital to have a good Architect on your side and my brother-in-law was the builder over the project," imparted Damien. "For me, the extension is the draw to the house. There is a nice patio done outside also. For me, not having grass to cut is an added bonus, we decided to put down the fake grass and it is brilliant! "Work on the house went smoothly enough, there were a few extra costs here and there but that is to be expected. We are genuinely very happy with our house. I wouldn't look back on anything that we have done with the house or throughout the project," concluded Mr Carroll.

"The design of the house was done by Luke Kuchta from our office. He's very creative and he does an awful lot of off the wall stuff," said Joe Fallon of Joe Fallon Architectural Design. "The project came in on budget more or less. "There is a good use of space and light throughout the house. The work that the plumber did was fantastic. He was old school and his attention to detail was fantastic. Good plumbers are like hens teeth, they are the hardest trades people for us to get and we were so lucky with him," he added.

"I'm very happy with the design of the house," concluded Joe Fallon.



CONTACT LIST

ARCHITECT:

Joe Fallon,
Joe Fallon Architectural Design,
Ryland House,
Ryland Street,
Bunclody,
County Wexford
053-9377633
www.joefallon.com
info@joefallon.com

DESIGN:

Luke Kuchta,
Joe Fallon Architectural Design,
Ryland House,
Ryland Street,
Bunclody,
County Wexford
053-9377633

www.joefallon.com
info@joefallon.com

BUILDER:

Des Nolan
087-0662996

ELECTRICIAN:

Michael Fallon,
087-8348160

PLUMBER:

Colin
087-2485735

WINDOWS:

Vindr VS Ltd,
Terenure,
County Dublin

01-4904327
www.vindrvs.com
info@vindrvs.com

LANDSCAPING:

Derek Moran,
FX Garden Supplies,
085-8564689

TILES:

David Campbell,
House of Tiles,
1 Longmile Retail Centre,
109-113 Long Mile Road,
Dublin 12
01-4509271
www.houseoftiles.ie
floors4you@houseoftiles.ie