

MOVE



GET THE LOOK

Blending old and new is always difficult, but Jackie Carton, of Style My Room (stylemyroom.ie), rose to the challenge with the Mangans' home. She says pretty much everything that is dark wood in the house already belonged to the couple. The rugs were found on their travels, too. Panelling was added and there's a quirky combination of mid-century, Georgian and modern. The new pieces are united by colour, with burnt oranges and blues.

SITTING ROOM

In the new living room, the coffee table, wing chair and rug were already in the house. The window seat was designed by Carton and created by Hanmore Design, a Wicklow-based carpentry company. The navy sofa comes from the Bespoke Sofa Company in Dun Laoghaire (bespokesofaco.ie).

KITCHEN

Hanmore Design fitted the kitchen units. The taupe, faux-leather bar stools came from EZ living (€229 each, ezlivingfurniture.ie). The light fittings are from Stillorgan Décor (stillorgandecor.ie).

A little light therapy

When a downsizing plan fell through, a Dublin publican decided to love the home he had, writes *Linda Daly*

Tom Mangan, owner of one of Dublin's most popular watering holes, Doheny & Nesbitt, was close to calling last orders on his Rathfarnham home in 2017 until a twist of fate led him to reconsider. Mangan and his wife, Eileen, were in the process of downsizing to a bungalow when the sale fell through over right-of-way issues and a sudden €20,000 hike in the asking price. They had lived more than 30 years in their Rathfarnham home overlooking the 18th hole of Castle golf club.

"We bought it from a builder in the 1980s when it was nothing but a shell. We paid IRE80,000 [€101,600] for it, and there was only one other house in the area. Eventually, houses were built alongside us and across the road," says Mangan, who owns a selection of pubs, including the Glenside in Churchtown; the Stoneboat in Kimmage; and Smyth's and Birchalls in Ranelagh.

In late 2017, the couple invited Joe Fallon, of Joe Fallon Design, to the house to discuss how it could be improved. The redbrick home measured

250 sq m, but many of its rooms were dark, thanks to a 1990s extension and the addition of a conservatory. "It was very poorly laid out but it had great potential," says Fallon.

It was a case of love it or list it, with Fallon and his team on the side of persuading the couple to love it. They succeeded: the Mangans decided to stay.

"The main problem was the poor floor plan, which didn't take advantage of the orientation of the house. We had to reorganise the ground floor, moving the entrance and putting the service areas – the guest lavatory and the utility room – in the middle part, the spine of the house," says Fallon.

The extension was also replaced with an open-plan kitchen/living/dining space to the back. Luke Kuchta, from Fallon's company, drew up the plans. The first and attic floors were also to be given an interior design overhaul, carried out by Jackie Carton, of Style My Room.

The project began in May last year. Planning permission was not necessary, as the home would be enlarged by merely 18 sq m, bringing it to 268 sq m. While work was being carried out, the couple

moved into an apartment. It gave Mangan a chance to discover that he would "detest" apartment living.

The renovations were completed in December. "It was supposed to take three months and it took nearly six," says Mangan. "That was our fault, as we were tweaking the design. I can't blame the builders or architects."

PG Construction, a company run by brothers Brian, Paul and John Pender, was the contractor on the project. "It was a fantastic job to work on. Turning the staircase around was a big job, but you could see the difference. The house was dark and poky before, with all interconnecting rooms, and now it's much brighter," says Brian.

The sharp new extension has a wrap-around wall of glass, making the most of the outlook over the 18th hole. Fallon and Kuchta used frameless glass to open up the view. "You may as well be in the country," says Fallon.

A window seat beside the fireplace allows people to sit and enjoy the vista, even on rainy days, and a covered patio means that the Mangans can enjoy the garden in any weather. Joe Fallon Design

A dark extension and conservatory were replaced with a bright contemporary design in a mixture of iroko wood and engineering brick. Frameless windows enhance the view. Below, the living and kitchen areas

also landscaped the back garden, and Mangan has been adding to it in recent months.

An overhang meant Fallon's team had to avoid making the interiors dark, so they added clerestory windows and a roof light overhead.

The Mangans insisted that any extension should have minimal impact on their next-door neighbours, so Kuchta created a split-level roof in the extension, with the lower side closer to the neighbours, and the higher side, with the clerestory, impeding nobody.

The facade is a mixture of iroko, an African hardwood, and engineering brick – materials which Fallon says are "rich in colour and work well together", adding: "They also contrast with the existing red brick of the house and clearly define what is new and what is old."

Another contrast is in the interior design. While the Mangans embraced the modernity of the new build, they liked the Georgian era, so have gone for period-style details such as panelling, antique-style radiators and wallpaper.

Mangan refers to the old sitting room to the front of the house as his man cave, and insisted on keeping the recliner chairs, rugs and table. Carton and the team brightened it up with bespoke shelving and soft furnishings.

The true beauty of this project is that it highlights what architects can do to typical Dublin homes, even when their owners think they are beyond saving.

"It's totally user-friendly if anything happens to us. The shower room downstairs is wheelchair friendly. We insulated the house from top to bottom and rewired from top to bottom," says Mangan.

The windows are triple glazed, there is a high-efficiency gas fireplace in the living room to the back, and the house's energy rating is now A2.

"We went at the house ourselves in the 1980s, but you don't do things like that any more," adds Mangan. "You get the experts in, and thank God for that."

joe Fallon.com



NEW HOMES TAKE YOUR PICK IN DUBLIN AND LIMERICK



FROM €375,000

APARTMENTS ON THE SUNNY SIDE

Work is nearly finished at Ardilaun Court, on Sybil Hill Road in Raheny, Dublin 5. As the developer, MKN Property Group, finishes up on site, it is releasing the final phase of 20 apartments.

One-, two- and three-bedroom apartments are available. All are

south- or west-facing and prices start from €375,000 for the one-bedders; €440,000 for the two-bedroom homes; and €550,000 for the three-bedroom apartments.

Sizes range from 56 sq m to 92 sq m. However, there is one three-bedroom penthouse, measuring 103 sq m, for sale at €695,000. The development is beside St Anne's Park and St Paul's College, a boys' secondary school.

The show apartment is on view from 11am to 1pm today. sherryfitz.ie



FROM €285,000

SHOPPING'S IN THE BAG AT CASTLEBROOK

When it's finished, Castlebrook Manor in Castletroy, Co Limerick, will have 150 houses. Lioncor Developments released the first phase last October, and all were sold.

The second phase, of 30 three- and four-bedroom homes, was launched yesterday. Prices start at €285,000 for

the 111 sq m, three-bedroom townhouses. The three-bedroom semis, which are slightly smaller at 108 sq m, cost from €295,000, and the four-bedders from €330,000.

The development sits on Walkers Road on the outskirts of Limerick city, close to Parkway, Limerick One and Castletroy shopping centres.

A three-bedroom show house by Ventura Design opens today from 11am to 1pm. sherryfitz.ie



FROM €310,000

SECOND CHANCE AT POPULAR NEWPARK

Buyers showed up in force when the first phase of Newpark in Adamstown, Dublin, was released in March. In one weekend, deposits were put down on all 44 houses. This weekend 25 more homes are being released, with prices up €10,000 on the first phase. There will be a mixture of three- and four-

bedroom properties and the scheme is help-to-buy approved.

Newpark, which is being built by DRes Properties, is selling from the plans, but a fancy marketing suite will be open at 11am-1pm today and potential buyers can have a walk-through of mock show homes.

A 145 sq m, four-bedroom house is available for the first time in semi-detached and detached styles. The semi-detached costs €390,000, while the detached is €410,000. savills.ie