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## Ready to go in Ranelagh with scope to extend for €995,000

Converted and extended by its owners who bought in 2009

Thu, Nov 16, 2017, 00:00

Elizabeth Birdthistle

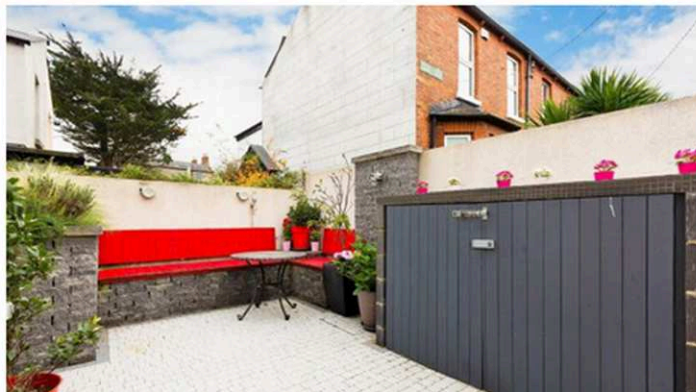


Address: 5 Oxford Road Ranelagh Dublin 6 Price: €995,000 Agent: Lisney

This article is 11 months old

The previous sales brochure for 5 Oxford Road in Ranelagh tells a different tale to the house that stands today. An old ramshackle property with minimal heating which had not been upgraded for decades, it was purchased by its current owners in 2009. The asking price was €750,000.

It took an entire year to renovate the property to designs overseen by A1 Architects. The house now has 158sq m of space compared with its original 141sq m. There is also extant planning permission to extend into the attic – in the form of a dormer extension – which would add a further 26sq m upstairs.



5 Oxford Road Ranelagh Dublin 6

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5 Oxford Road Ranelagh Dublin 6



5 Oxford Road Ranelagh Dublin 6

The kitchen by Darren Gallagher – who also built all the wardrobes and storage units throughout the property – is at the rear, set around a large island. An interesting feature is the Elica extractor fan which resembles a light pendant – with the dual function of illumination and expulsion of culinary odours.



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This space leads out through concertina doors to a city garden designed by Kilsaran. Granite cobblelock paving interspersed with AstroTurf and tall planters allows for maintenance-free area.

The property is end of terrace and so has one space for off-street parking, but with on-street parking available through a resident's permit from Dublin City Council, the space might be better utilised as a garden.

The rear reception room which is now a family living room opens directly into the kitchen, and is warmed by a stove set into the original fireplace.

To the front of the house lies the original drawing room, which also has its period fireplace.

The sash windows are new and double glazed, and some have shutters which eliminates the need for curtains.

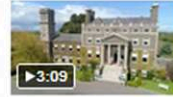
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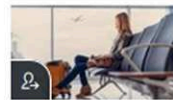
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5 Oxford Road Ranelagh Dublin 6



5 Oxford Road Ranelagh Dublin 6



5 Oxford Road Ranelagh Dublin 6

The property has three fine double bedrooms. The first, with an en suite, is in the return and is very bright being dual aspect; on upstairs are two further bedrooms – both with open fireplaces. The bedroom overlooking the road takes up the width of the property and is the finest room in the house due to size and light.

The property has three bathrooms – the shower/bath unit in the family bathroom has so many buttons and jets it resembles a cryogenic chamber.

The family are upsizing due to a growing family and have placed their home – which is in turnkey condition, on the market through Lisney with an asking price of €995,000.

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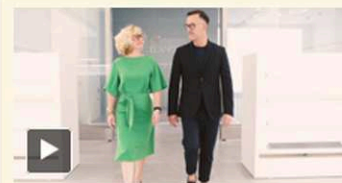


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