

- Bought in September 2013
- Replaced roof in summer 2014 with Spanish natural slate and added 3 velux windows over hallway
- Replaced most of the ceilings due to poor condition. Upstairs ceilings replaced with 3 inch high density insulated slabs and also fitted 9 to 12 inches loose insulation over these slabs in attic area.
- Replaced roof over bay area with Trocal membrane and fibreglass over concrete parapet.
- Replaced all 26 sliding sash windows with new mahogany windows fitted with energy saving double glazing glass. Windows made as exact replica of existing windows, manufactured by P.J. Murphy Woodworking, Galway.
- All windows originally had wooden shutters fitted but a lot of them were missing and the remaining ones were in poor condition so they were all replaced by P.J.Murphy with new shutters manufactured from Popular wood (because it is very stable, does not shrink or warp). All 26 windows had new shutters fitted and they are all made identical to the old shutters.
- 3 Chimneys relined with stainless steel liners and 3 new stoves fitted. These were used to heat the house during the 6 years of renovation because the ground floor was the last to be completed and the heating could not go in until it was finished.
- All walls were replastered, and all the external walls were plastered with lime plaster. All external walls painted with earthborn clay paint over lime plaster.
- All internal and external doors were replaced. Front door made by PJ Murphy from Mahogany to again match the existing door. Both basement doors replaced with Palladio doors. All the internal doors (except one unusual hall door we wanted to keep) were made from popular wood by PJMurphy to match the old doors.
- All skirting and Architrave were replaced with new made from popular wood. These were all made individually and profiles cut to exactly match the old ones.
- The house was completely rewired and a new ESB meter fitted. All rooms supplied with multiple internet cat 5 and cat 6 cables.
- All plumbing completely replaced with new including supply line from outside.
- Central heating system fitted to the house for the first time. Stainless steel heat pump was installed outside and 300lt pressurised hot water cylinder. Top floor bathroom and bedrooms were fitted with Aluminium low temp radiators and all other rooms & hallways fitted with new cast iron radiators.
- All radiators supplied with supply and return qualpex piping from a manifold on each floor with no hidden fittings, all plumbing fittings can be accessed.
- Back garden completely covered in limestone slabs.
- Front basement area also covered in limestone slabs and concrete steps to street level replaced.
- Ground floor area completely emptied and 50 tonne of earth removed to allow the installation of 30 tonnes of gas permeable lime stone fitted with ducting to external area to allow under floor ventilation. This is covered with floor insulation, Radon barrier and steel.
- French drain fitted to rear of house.
- Hand made bespoke kitchen made from popular wood and quartz work top.
- Dining room and hallway finished in old hard wearing pine parquet flooring salvage from an old building in Mount Melleray.
- The fireplace in living room is an old hand painted limestone fireplace that was originally installed in number 13 The Crescent. This had to be disassembled piece by piece during the renovation and reinstalled.
- The house has been completely refurbished to maintain and restore original cornicing where possible, all visible woodwork (doors, windows, skirting, Architrave & shutters / shutter box's) was replaced due to wear and tear but all the replaced woodwork perfectly matches the original woodwork when the house was first built.
- The house also has all the necessary modern conveniences including high speed broadband available, centralised vacuum system piped to each floor and advanced modern central heating that appears old with the cast iron rads.