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For Sale by Private Treaty

31 Pearse Square, Dublin 2.

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For Sale by Private Treaty

31 Pearse Square, Dublin 2.



Allen and Jacobs takes great pleasure in presenting this wonderful two storey over garden level period residence on this beautiful Victorian residential square off Pearse Street in the heart of Dublin 2. No. 31 is substantial period residence of approximately 199sqm laid out over three floors. The bright and spacious accommodation briefly comprises entrance room, Lounge, kitchen/breakfast room, guest wc, livingroom, drawingroom five bedrooms (1 ensuite), and bathroom. The property also boasts a fabulous and very private rear garden measuring approximately 21m. Situated in the heartland of Dublin's south inner city, Pearse Square is a rectangular open space of just over 0.5 hectare, overlooked by houses on three sides and with the fourth side opening onto Pearse Street. The square was formerly known as Queen Square and dates from 1839. In 1996, the Parks Division commenced a 2-year refurbishment programme, the design concept taking as its basis a formal layout which was noted on the 1838 Ordnance Survey map for the area. A 3.5 metre-high contemporary bronze sculpture entitled "Harmony" by Sandra Bell forms the Square's centrepiece.

Hugely sought after location in Dublin city's most vibrant and trendy setting. This property is only minutes from the Grand Canal Theatre, the O2, cafes, restaurants, the Luas and DART to name but a few. The city centre is on the doorstep.

Viewing is essential to fully appreciate all that Pearse Square has to offer.

At A Glance

- Beautiful period residence in the heart of Dublin 2
- Excellent location close to the city centre
- Opposite a beautiful Park
- Approximately 199sqm of accommodation
- Period property with many of the original features still intact
- Gas fired central heating
- Presented in good condition
- Streams of natural light throughout
- Double glazed windows
- Phone & TV points
- Excellent Public Transport
- Large garden at the rear
- Rear access and a number of out sheds



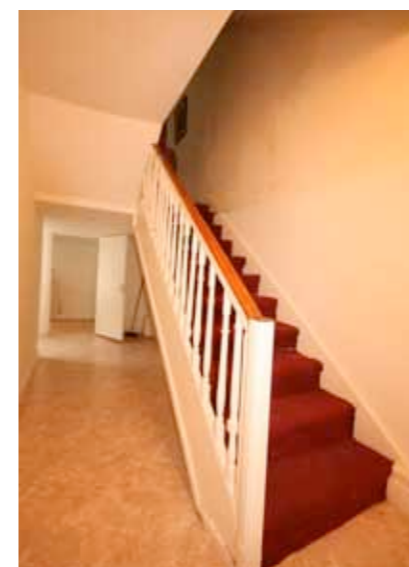
Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
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Negotiator

Andrew Allen MIPAV MCEI

Notes:



Accommodation

Understairs Entrance 2.00 x 1.66

Lounge 5.51 x 4.32 With open fireplace

Kitchen 4.36 x 3.73 Fitted Kitchen with extensive range of wall and floor units. Tiled floor and part tiled wall.

Back wall: 5.92 x 1.76 Entrance to rear garden

Guest WC: 2.72 x 1.77 With wc, whb, tiled floor

First return

Landing 2.85 x 1.95

Bedroom 1 3.91 x 2.76 With gas boiler

En suite 2.77 x 2.72 With wc, whb, bath and separate shower with Mira Elite electric shower

Hall floor

Entrance Hall 7.6 x 1.8

Living room 4.63 x 4.17 : Double doors to ...

Dining room 4.66 x 4.17

Second return

Landing 1.8 x 1.2

Bedroom 4.67 x 2.77

First floor

Landing 1.8 x 1.5

Bedroom 4.66 x 3.87

Bedroom 3.54 x 3.14

Bedroom 2.96 x 2.6

Shower room 1.7 x 1.6 With wc, whb and shower with Mira electric shower

Rear Garden 20.65m With rear access and a number of out sheds

