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For Sale by Private Treaty

21 Pearse Square, Dublin 2

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For Sale by Private Treaty

21 Pearse Square, Dublin 2

Description

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. 21 is a substantial period residence of approximately 178 sq/m laid out over three floors. The bright and spacious accommodation briefly comprises entrance lobby, kitchen/breakfast room, lounge, hall, bathroom, reception hall, living room, drawing room & three bedrooms. The property also boasts a fabulous and very sunny west facing rear garden measuring approximately 12m.

Location

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
- Beautiful green
- Approximately 178 sqm of accommodation
- Oil fired central heating
- Presented in good condition
- Streams of natural light throughout
- Phone & TV points
- Excellent Public Transport
- Very sunny west facing rear garden



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
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Notes:



Accommodation

Basement

Understairs Entrance: 2.07 x 2.00:

Kitchen: 5.37m x 4.3m:

Lounge: 4.28m x 3.6m:

Back wall : 6.16m x 2.06m: Entrance to rear garden

Bathroom: 5.14m x 2.06m: With wc, whb, bath, tiled floor.

Hall Floor:

Reception Hall: 9.47m x 1.83m:

Living Room: 4.07m x 4.61m:

Dining Room: 4.28m x 3.6m:

First Floor:

Landing: 4.6m x 2.66m:

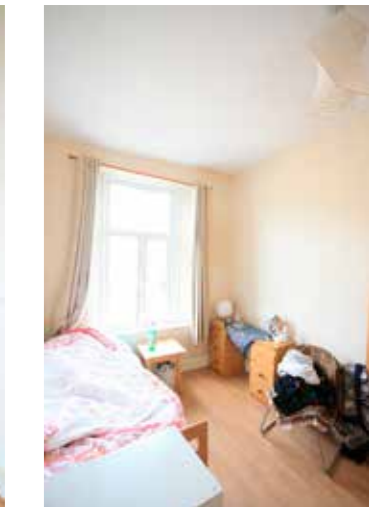
Bedroom 1: 4.58m x 3.78m:

Bedroom 2: 4.6m x 3.01m:

Bedroom 3: 3.5m x 2.65m:

Outside

Very sunny west facing rear garden measuring approximately 12m in length.



Negotiator

Andrew Allen MIPAV