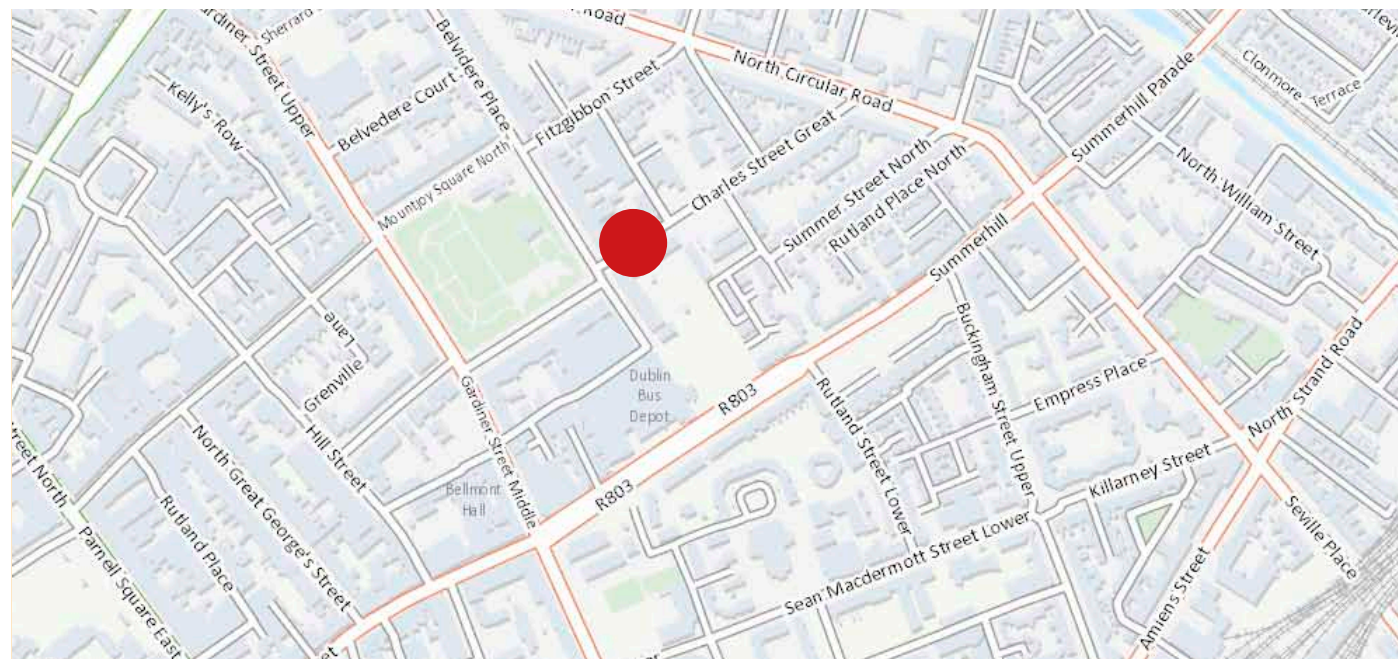


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**FLOOR AREA: 38 sqm (409 sqft)**

**BER: D2 (109215368)**

**VIEWING BY APPOINTMENT ONLY**

**CONTACT:**

**LIAM QUAIN**

**SALES 01-6470600**



**WYSE**

**01-6470600**

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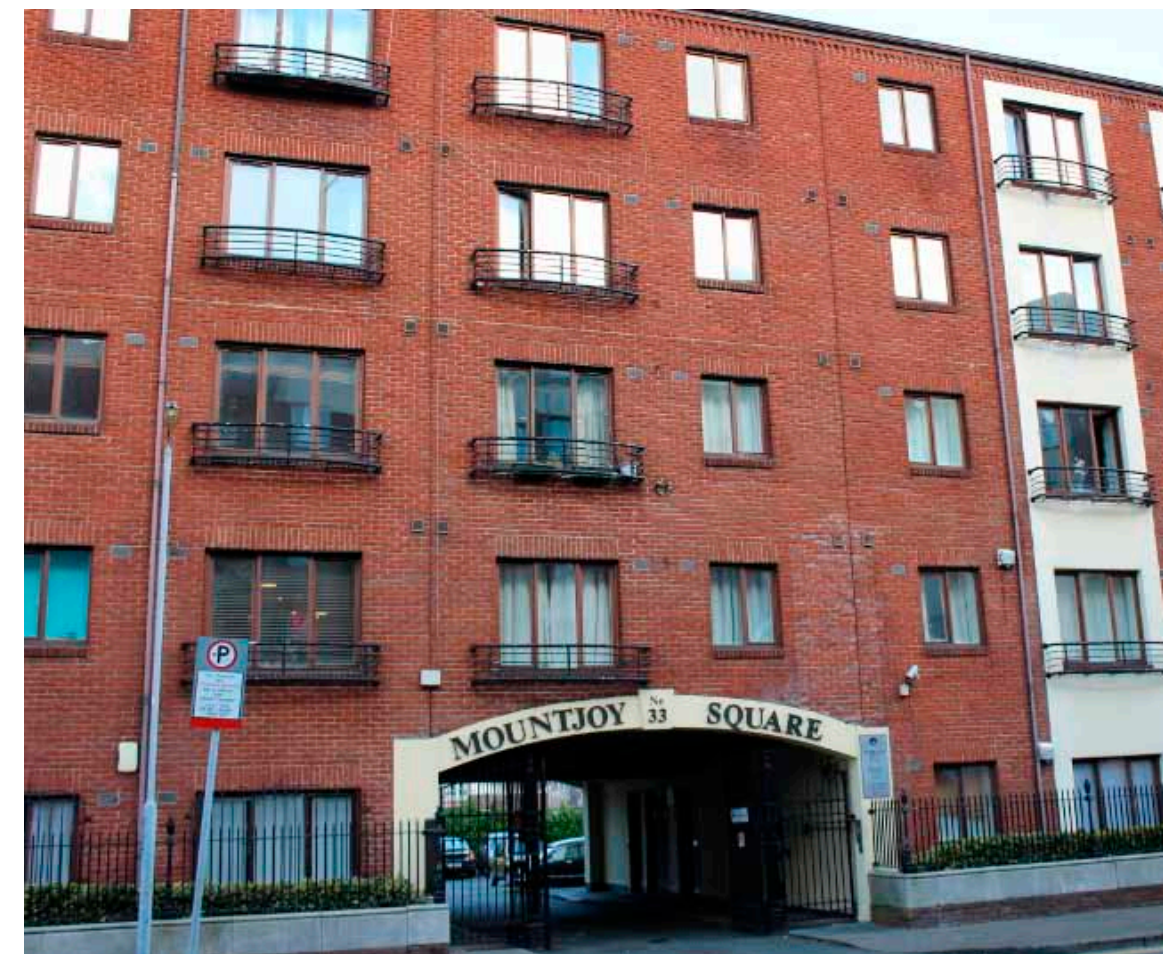
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**PSRA licence No: 1347**

**FOR SALE BY PRIVATE TREATY**

## 88 PEMBERTON HOUSE, 33 MOUNTJOY SQUARE, DUBLIN 1.



**Asking Price: €140,000**

*www.wyse.ie*



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## DESCRIPTION

Wyse are delighted to present this one bedroom apartment to the market, situated in the heart of one of Dublins Georgian Squares. 88 Pemberton House is located on the first floor of this gated development. The property offers c.38 of accommodation to include entrance hall, living/dining room, kitchen, bedroom and bathroom.

## LOCATION

The property is located within walking distance of the IFSC, Trinity College and a host of shops, restaurants and bars. The convenience of the location cannot be overstated with every conceivable amenity of the City Centre on its doorstep. Public transport links are well provided for with numerous bus routes, the LUAS, the DART and Connolly train station all located nearby.

## FEATURES

- Service Charge; €1,276.32 p.a.
- Secure Designated Parking
- Gated Development
- City Centre Location

## ACCOMMODATION

**Entrance Hall** 2.7m (8'10" ) x 0.87m (2'10" )  
Carpet, Alarm

**Bedroom** 3.66m (12'0" ) x 2.27m (7'5" )  
Spacious double bedroom with carpet, built in wardrobes

**Bathroom** 1.82m (6'0" ) x 2.16m (7'1" )  
Tiled, w.c, w.h.b, bath

**Living / Dining Room**  
4.58m (15'0" ) x 3.88m (12'9" )  
Carpet, electric fireplace

**Kitchen** 1.77m (5'10" ) x 1.62m (5'4" )  
Fitted floor & wall units, tiled floor

