

owenreilly

FOR SALE BY PRIVATE TREATY



**133 PEARSE STREET,
DUBLIN 2**

BER D2

SUMMARY

Owen Reilly has great pleasure in presenting this very special two storey over basement period residence. Presented with great style, this property underwent a complete refurbishment in recent years and is sympathetic to its Georgian heritage. Features include a south facing garden, high ceilings, cornicing, sash windows with timber shutters, cast-iron fireplaces, a country style kitchen with AGA & flagstone floor. The stunning bathroom has a free standing clawed bath.

The spacious and light filled accommodation over three floors briefly comprises of a welcoming entrance hall, a living room with brick fireplace, kitchen/dining room, three double bedrooms and a family bathroom. To the rear there is a private/not overlooked, low maintenance, south facing garden paved and laid to lawn with planted borders.

LOCATION

Situated in an unrivalled central Dublin city location minutes' walk to Grafton Street and Grand Canal Dock in Dublin's most hip quarter home to a variety of neighbourhood bistros, cafes, bars, parks and restaurants. Merrion square, Trinity college and the IFSC are all on the doorstep whilst the DART at Pearse street and Grand Canal provides easy access to anywhere in Dublin. The locality benefits from a broad range of multi-national employers and indigenous enterprises including Google, Airbnb, Facebook, HSBC, Dogpatch Labs, Stripe and many more.

SPECIAL FEATURES

- Turn-key condition
- Period features, some original
- Light filled interior
- Gas central heating, recently installed new boiler
- South facing rear garden
- Unrivalled city location and social infrastructure on the doorstep
- Ample on street permit parking



ACCOMMODATION

Ground floor

Entrance Hall (5.92M X 5.12M)

With cornicing and a tiled floor

Living room (4.90m x 3.78m)

Attractive room featuring a brick fireplace, sash windows with shutters, coving and centre piece.

Bathroom (4.34m x 3.58m)

Stunning bathroom with a Carrara marble floor, wash hand basin, WC, free standing bath, brick fireplace, shower cubicle with vintage fittings, down-lighters and coving.

Lower ground floor

Hall (4.3m x 1.64m)

Access to garden, flagstone floor, under-stairs storage with washer/dryer.

Bedroom 3 (3.86 m x 3.34m)

Double bedroom with coving, sash windows and shutters.

Kitchen/dining room (5.17 m x 3.5m)

Flagstone floor, timber kitchen with a range of fitted floor and wall units containing a Neff oven, hob and hood, Neff dishwasher, Belfast sink and AGA. Alcove suitable for storage.

Upper floor

Bedroom 1 (5.27m x 3.91m) Ceiling height 2.92 m
Generous master bedroom (full width of house) featuring two sash windows with shutters, timber floor, cast iron fireplace, coving and centre piece, wash hand basin and storage cupboard with gas boiler.

Bedroom 2 (4.31m x 3.58m)

Double room featuring a cast iron fire place, timber floor, sash windows, shutters, wash hand basin.



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VIEWING

By appointment

NEGOTIATORS

Owen Reilly &
Eleanor Bourke

FLOOR AREAS

c. 132 sq. m.

BER DETAILS

D2



Everything we touch turns to...

ALL ENQUIRIES

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