

17 PEARSE SQUARE

DUBLIN 2



BER EXEMPT

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A classic Victorian four bedroom terraced town residence of approximately 195.6 sq. m. / 2,105 sq. ft. laid out over three floors, the entire property is in need of renovation and upgrading throughout, it has however the makings of a stylish period home in the heart of the city. The garage to the rear shows obvious potential for mews development, subject to the relevant planning permission.

Accommodation

The accommodation briefly comprises: A flight of granite steps to hall door, entrance hall, two adjoining reception rooms to the right and a return bedroom at hall floor level. On the first floor there are three bedrooms and a bathroom. At ground floor there is a large kitchen to the front with access to the street via a lower door, a third reception room or perhaps fifth bedroom. The rear hall leads to another small return room and access to the rear garden which leads you directly to the garage at the rear.

The property overlooks the well maintained pleasure gardens which make up Pearse Square, which is a great amenity to the residents.

A rare opportunity to acquire a gem of a city residence!

Location

Situated right in the heart of the city, Pearse Square is a quiet residential backwater in the middle of the city centre.

Pearse Square is situated just off Pearse Street and between the junction with Erne Street Lower and Macken Street.





Features:

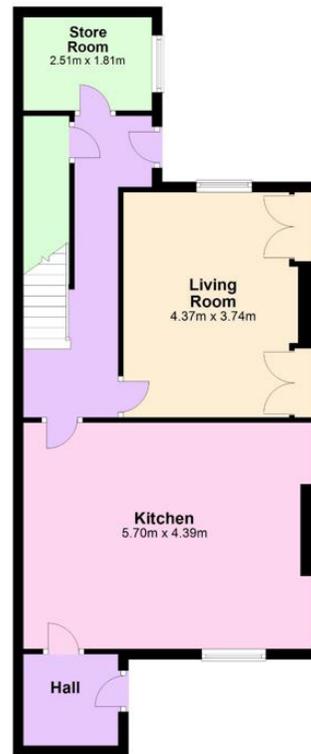
- Quiet residential area
- Over looking pleasure gardens
- Period features throughout
- Garden and garage to rear
- Mews potential, subject to planning permission

Approximate Size: 195.6 sq. m. / 2,105 sq. ft.

BER: Exempt

Viewings: By appointment

Garden Level



Hall Floor



First Floor



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.



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