

**FOR SALE**

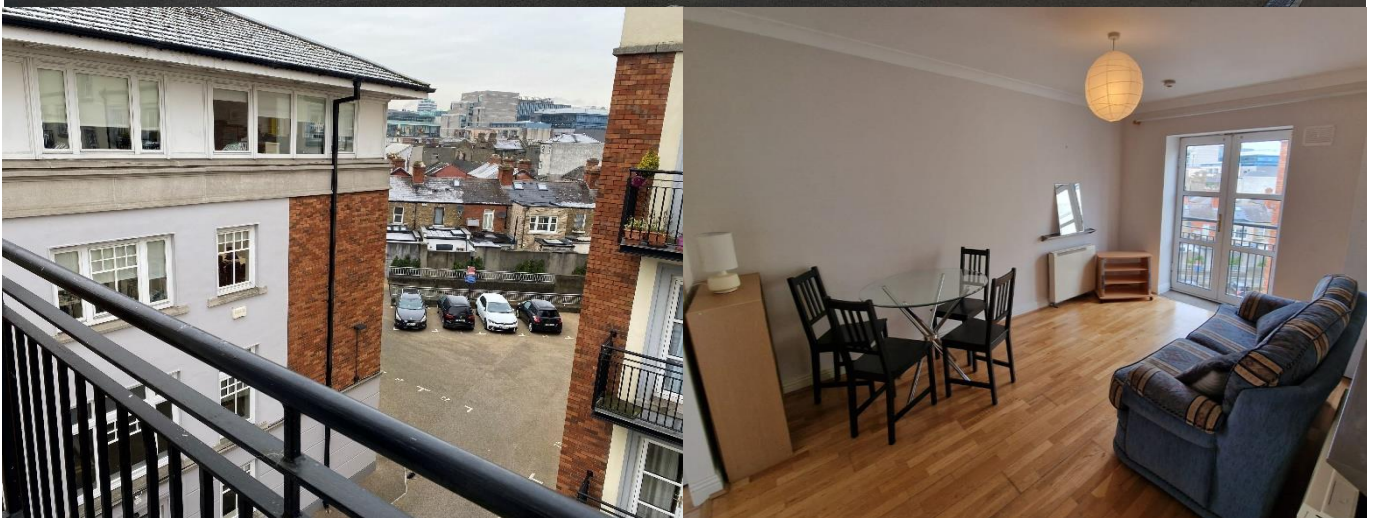
**APARTMENT 66 WESTLAND SQUARE,  
PEARSE STREET,  
DUBLIN 2,  
D02 X656.**

**McNally  
Handy**

3 Pembroke Street Lower,  
Dublin 2, Ireland.  
Eircode: D02 FH24

reception@mcnallyhandy.ie  
t. +353 1 661 2003  
f. +353 1 661 1887

[mcnallyhandy.ie](http://mcnallyhandy.ie)



These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies, no apparatus, fixtures, fittings or services have been tested. In the usual manner all intending purchasers should satisfy themselves regarding floor areas. They are issued on the understanding that all negotiations will be conducted through this firm. PSRA 002226.



**Without Prejudice/ Subject To Your Advisor's Legal Due Diligence and Confirmations in the usual manner.**

**DESCRIPTION**

McNally Handy & Partners are delighted to present a wonderful opportunity to acquire a spacious centrally located 3<sup>rd</sup> floor 1-bedroom (41sqm) city centre apartment. Situated in this highly sought-after private and gated development known as Westland Square conveniently located off Pearse Street and Sandwith Street in the heart of Dublin 2.

**ACCOMMODATION**

The accommodation briefly comprises an entrance hallway with two convenient storage cabinets, primary bathroom, private double bedroom, spacious sun-filled living room with an adjoining dining area leading into a fully fitted kitchen. The property benefits from a secure underground designated car parking space and a balcony with views of the Dublin 2.

**LOCATION**

The property is discreetly positioned within the gated development of Westland Square in the heart of Dublin City Centre and within easy reach of Grand Canal Dock, Grafton Street Area, Pearse Station as well as the Green Line Luas stop at Trinity College and Red Line Stop within the IFSC along with various Dublin Bus routes. There is an abundance of amenities within the area including high-end restaurants, artisan cafés, lively pubs and shops. All the amenities of the city centre and beyond are easily accessed from the property.

**QUOTING PRICE**

**€325,000.**

**SERVICE CHARGE**

€1,949 per annum (2023/4)

**BER DETAILS**

BER D1

BER Number: 106551211

**VIEWING**

By appointment only through sole agents McNally Handy & Partners.

**Contact**

Marcel Stanisz

James Dunphy

01-664-0221

01-664-0200

[marcel@mcnallyhandy.ie](mailto:marcel@mcnallyhandy.ie)

[james@mcnallyhandy.ie](mailto:james@mcnallyhandy.ie)

