

11 PEARSE SQUARE



Dublin 2

FOR SALE



BER EXEMPT

11 PEARSE SQUARE



A classic Victorian three bedroom terraced town residence of approximately 205 sq. m. / 2,210 sq. ft. laid out over three floors, the entire property is in need of renovation and upgrading throughout.



ACCOMMODATION

A rare opportunity to acquire a storey over garden level period home, nicely positioned overlooking Pearse Square in the heart of Dublin 2.



11 Pearse Square requires complete refurbishment but offers an excellent opportunity to create a superb home in Dublin 2, with every conceivable amenity on the doorstep. Versatile accommodation extends to approximately 205 sq. m (2,201 sqft) to include a flight of granite steps to hall door, entrance hall, three reception rooms, three bedrooms, kitchen/breakfast room, and two bathrooms.

The garden to the rear is west facing, ideal for enjoying the evening sunshine. The property overlooks the well maintained pleasure gardens which make up Pearse Square, which is a great amenity to the residents.



LOCATION

Situated right in the heart of the city, Pearse Square is a quiet residential backwater only minutes walk from Trinity College Dublin and all the amenities of the city centre, including bus and DART links to the north and south city areas Pearse Square is situated just off Pearse Street and between the junction with Erne Street Lower and Macken Street.





FEATURES

- Superb city centre location
- Excellent renovation opportunity
- Generous reception rooms
- West facing garden
- On street residents parking



FLOOR PLANS

DETAILS

BER: Exempt

Approx. 205 sq. m (2,201 sqft)

Viewings: By Appointment / Virtual Viewing

THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

CONTACT



Guy Craigie
Director
guy.craigie@ie.knightfrank.com



Richard Banahan
Sales Agent
richard.banahan@ie.knightfrank.com

+353 1 634 2466

residential@ie.knightfrank.com



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.

This plan is for illustrative purposes only and should be used as such.

These plans are for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to this important notice.



20-21 Upper Pembroke Street
Dublin 2

Tel: +353 1 634 2466

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PSRA Registration Number:
001880

Subject to Contract/ Contract
Denied/ Without Prejudice

CONDITIONS TO BE NOTED

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