

## 57 Pearse Square, Dublin 2

### Summary



#### For Sale by Private Treaty

Period two storey over garden level property with single storey extension to rear.

Spacious accommodation extending to 1,932 sq.ft.

End of residential terrace.

Previously in educational use.

Planning permission granted to convert building back into residential use.

Located in Dublin's South City Centre.

Within walking distance of Merrion Square, Grand Canal and St Stephens Green.

## 57 Pearse Square, Dublin 2

### Description

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Period two storey over garden level property with single storey extension to rear.

End of residential terrace.

Spacious accommodation extending to 1,932 sq.ft.

Period Features- Cornicing, sash windows, feature fireplaces.

Rear enclosed yard area.

Planning permission to convert building back into residential use. Further details are available at:

[www.dublincity.ie](http://www.dublincity.ie)

[Notification of Decision \(PDF\)](#)

[Final Grant of Permission \(PDF\)](#)

[Existing & Proposed Floor Plans \(PDF\)](#)

## 57 Pearse Square, Dublin 2

### Location

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### Location

Located in Dublin's South City Centre.

Directly north of Pearse Street overlooking Pearse Square Park.

Grand Canal Dock is located several hundred metres east of the property.

Within walking distance of Merrion Square, Grand Canal and St Stephens Green.

Dart Services and several prime bus routes are located within short walking distance.

# 57 Pearse Square, Dublin 2

## Accommodation



## Accommodation

Floor	Sq.m.	Sq.ft.
Garden Level	58.98	635
Lower Ground Floor Return	15.72	169
Ground Floor	52.86	569
First Floor	51.97	559
<b>Total</b>	<b>179.53</b>	<b>1,932</b>

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## Details



### Title

Freehold

### Viewing

Strictly by appointment only

### Building Energy rating (BER)

Property is exempt as the property is listed as a Protected Structure

### Guide Price

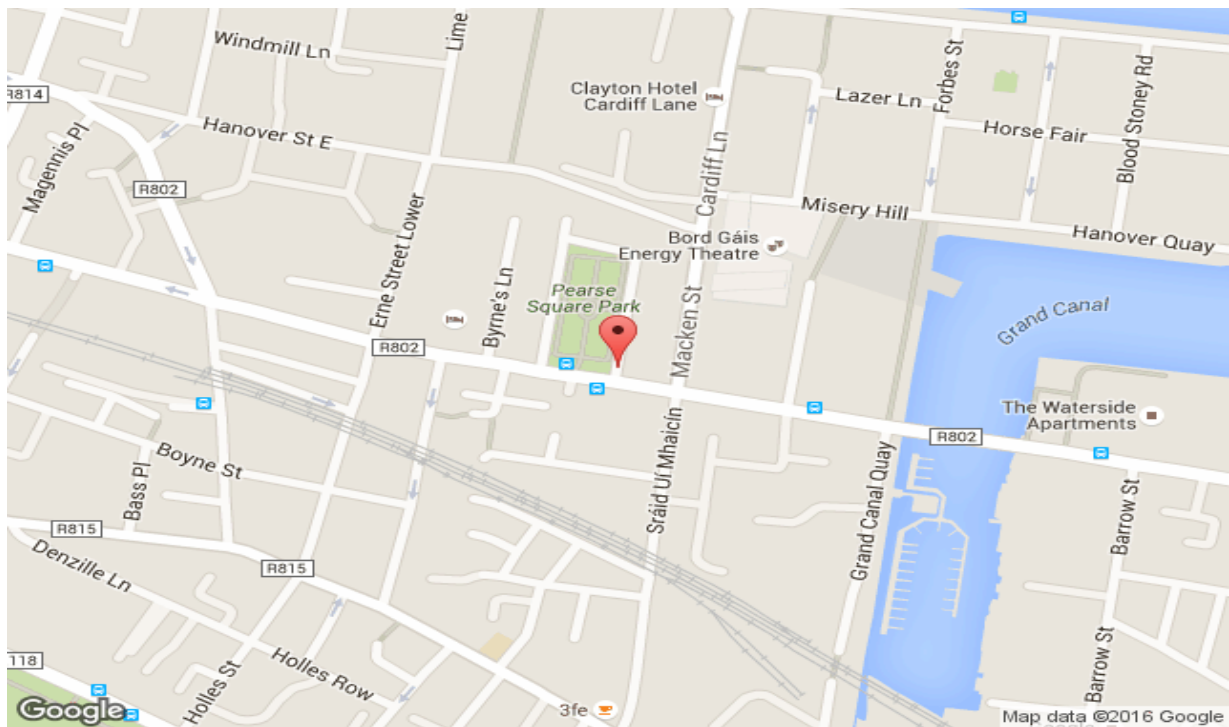
€475,000

### Solicitor

Maxwells Solicitors  
19 Herbert Place, Dublin 2  
Tel: 01 6765473  
[www.maxwells.ie](http://www.maxwells.ie)

# 57 Pearse Square, Dublin 2

## Streetview



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