For Sale by Private Treaty

64 FITZWILLIAM SQUARE, DUBLIN 2

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DESCRIPTION

McNally Handy and Partners are delighted to present a unique opportunity to acquire a charming four storey over garden level Georgian residence located in the prestigious Fitzwilliam Square North. The property is presented in excellent condition and there are a number of period features which make this property unique in character with a Gross Internal Area of c.674 sq m (c.7,255sqft).

Upon entering the property one is greeted by an attractive and bright hall containing ornate gold leaf detail on marble pillars which surround the archway leading to the timber stair case. This entrance hall is flanked by ornate plasterwork embellished with gold leaf and a central ceiling rose.

The ground floor accommodation includes a reception room which interconnects with a formal dining room. The dining room has a characteristic marble fireplace and decorative cornicing with gold leaf and a centre ceiling rose.

The original timber staircase provides access to the upper floors and the two part drawing room at first floor level, which is serviced by a Ladies’ powder room at return level to the rear. The drawing room contains original murals which have been embellished with an array of golden and turquoise hues. An ornate marble fireplace incorporating marble pillars in the front drawing room is complemented by plaster cornicing and dado rail both with gold leaf, and a ceiling rose similar to that in the entrance hall at ground floor level, and there are murals on either side of the feature fireplace depicting statues.

The rear drawing room also contains decorative plaster cornicing and dado rails with gold leaf and a ceiling rose. Marble pillars with enhancing gilt decoration adorn the walls leading to the triptych style window to the rear of the property, while the walls display decorative murals. The current owners have taken great care and consideration when furnishing the property and have given the property a period interior to match the elegance and charm the building exudes both internally and externally. The property boasts pleasant views over the private park in the centre of the Square.

The second floor is host to a private living room to the front with feature fireplace, and kitchen to the rear. On the third floor are three bedrooms and family bathroom.

The building has been split into two sections, as the garden/ lower ground floor level was previously extensively refurbished and is now laid out as a self-contained high specification modern one bedroom apartment with access front and rear ie Fitzwilliam Square and Pembroke Lane.

Additional fixtures installed within the property include marbled floors and walls, a four person passenger lift serving all floors. There is oil fired central heating throughout and natural gas has also been installed in the property.

The rear of the property incorporates a paved yard area which leads to a partially grassed garden. The property has a concrete block and brick double garage with automated folding doors that give extensive vehicular access from Pembroke Lane. This section of the property could have potential for redevelopment as a self-contained mews, but presently serves as a garage and adds to the seclusion and exclusivity of the premises.

FITZWILLIAM SQUARE

No. 64 is situated on the Northern side of Fitzwilliam Square between its intersection with Pembroke Street Lower and Fitzwilliam Street Upper within the heart of Georgian Dublin. This property is unique as it is one of the few residential properties located on the Square. The private park in the centre of the Square is enjoyed by the owner/occupier and can only be accessed by them.

This exclusivity factor to the Square now ensures that the grounds are maintained to a high standard. The central lawn and perimeter planting dating from the early 19th century have been preserved over the years by Government appointed commissioners and now by the owners who have formed a Key Holders Association.
Historical information regarding Fitzwilliam Square & Number 64

The subject property comprises an imposing and substantial residential building and garage located on Fitzwilliam Square in the heart of Georgian Dublin. The Square was laid out in 1791 by the surveyors John & Pat Roe who were commissioned to provide solidly built red brick houses of three and a half storeys with a basement and a flagged pavement. Houses on the Square were built sporadically over a 37 year period. Number 64 was one of twenty one houses built in the aftermath of Waterloo during the period 1816-1821, while the south side of the Square was the last to be built in 1828. Generally the houses on the Square have similar attributes and include large triptych type windows to the rear, most have a standard two-room plan with a rear dog leg stair and long yellow-brick rear buildings, many with chamfered corners and pretty fenestration.

The original railings to the front of the property are standard Late Georgian uprights with urn-topped newels, there is also a balcony type railing across the front reception rooms at first floor level, and smaller railings cover the windows at upper floor levels. The interior decoration of Fitzwilliam Square is generally thought to be plainer than its predecessors, however the subject property is an exception - as described by Christine Casey in her book entitled 'The Buildings of Ireland-Dublin', “One remarkable exception is number 64, where the front and rear drawing rooms have painted panels of c. 1830 showing landscapes and ruins flanked by paired atlantes and framed by scrollwork border”. She further describes the overall internal plaster work on the Square as “consisting largely of Greek Revival cornices, foliated bosses framed by rinceau finials and oval outer borders formed by vine and bay-leaf garlands”. This is evidenced in the pictures provided.
Hall Floor  2.49 x 5.27
Bright and spacious entrance hall with a fan light, tiled floor and gold leaf cornicing

Reception room 1  5.07 x 5.36
Adam style feature marble fireplace, timber floors, period cornicing and a ceiling rose

Interconnecting with

Formal Dining room  5.07 x 7.36
Adam style feature marble fireplace, timber floors, period cornicing and a ceiling rose

Feature pillars and bay window  4.10 x 2.33

Hall Floor Return

Kitchen  6.3 x 3.29
Fully fitted, plumbed for dishwasher & washing machine, electric & gas supply

Access to basement

First Floor

Front Drawing room  7.68 x 5.39
Adam style feature marble fireplace with murals either side and feature landscape painted panels c.1830, timber floor, period cornicing and a ceiling rose with views over Fitzwilliam Square

Interconnecting with

Rear Drawing Room  9.77 x 5.09
Marble fireplace, feature landscape painted panels c.1830, and pillars and bay window

Stairs leading to

Ladies’ powder room, feature stain glass window, marble tiled walls and floor  3.60 x 2.50

First Floor Return

Private Study  6.78 x 3.47
Carpet and fabric covered walls

Guest wc & whb, marble tiled walls and floor  3.36 x 2.20

Second Floor

Living Room  7.64 x 5.32
Views over Fitzwilliam Square, marble fireplace and carpet

Kitchen  5.40 x 5.05
Fitted kitchen, gas hob, plumbed for dishwasher, and pantry

Third Floor

Master Bedroom  5.50 x 5.06
Fireplace and carpet covered floor

Bedroom 2  4.46 x 5.33
Views over Fitzwilliam Square and carpet covered floor

Bedroom 3  3.08 x 5.33
Views over Fitzwilliam Square and carpet covered floor

Family Bathroom  2.40x5.20
Marbled walls and floor, wc, whb x 2, bath, shower and heated towel rail

Basement

Own door access from Fitzwilliam Square, plus rear access to garden & Pembroke Lane

Porch entrance  2.20 x 2.10

Living/ Dining Room  5.09 x 7.36
Marble fireplace, wooden floor and spot lighting

Kitchen  3.20 x 4.66
Fully fitted granite & wooded kitchen with island unit

Sun Room  3.97 x 2.40
Marbled floor and access to rear garden

Guest wc, whb, tiled walls and floor  1.53 x 2.83

Bedroom with study area and storage  8.66 x 3.23

En-suite marbled walls and floors, wc, whb, corner bath and shower  2.25 x 2.98

Rear garden with double mews garage with automated folding door access to Pembroke Lane