



58 Westland Square,
Pearse Street, Dublin 2

owenreilly

For Sale By Private Treaty



58 Westland Square, Pearse Street, Dublin 2.

DESCRIPTION

Centrally located, first floor, one bedroom apartment literally just minutes walk from Dublin city centre within this mature, well managed development. The location could not be better with Trinity College and Pearse Street DART just across the road and the central shopping districts around Grafton Street and O'Connell Street are adjacent. The lively areas around Grand Canal Dock and the IFSC are also a short distance away. The accommodation comprises entrance hall with ample storage, living room/kitchen and sunny balcony, double bedroom and a bathroom. This is a turn-key investment property or an ideal start home. Viewing is highly recommended.

LOCATION

Westland Square is exceptionally well located on Pearse Street within walking distance of Grafton Street, O'Connell Street, the IFSC, Grand Canal Dock and Merrion Square. Trinity College and Pearse Street DART station are located just across the road from the development. The area offers a range of restaurants, bars, cafes and shops. Nearby transport links include DART, Dublin Bus routes and the Luas.

SPECIAL FEATURES

- Prime central location
- Excellent rental yield on offer
- Across the road from Trinity College Dublin
- Close to Pearse Street DART station
- Within walking distance of Grand Canal Dock
- Electric heating
- Security on site (Mon-Fri 9am-5pm)
- Management fees approximately €1,900 p.a.

OTHER

Floor area: 39 Sq. M.
BER: C3

NEGOTIATORS

Viewing by appointment only with
Owen Reilly & Emer Costello



ACCOMMODATION

Entrance hall

Carpet flooring, access to hot press, access to storage cupboard.

Living/Dining room (4.67m x 3.41m)

Bright room with door opening to balcony, carpet flooring, ceiling coving.

Kitchen (2.70m x 1.70m)

Tiled floor, window providing natural ventilation, range of wall and floor units, plumbing for washing machine, integrated oven, hob and extractor fan.

Bedroom (3.67m x 2.60m)

Double bedroom, carpet flooring, built-in wardrobes.

Bathroom (1.67m x 1.25m)

Tiled floor, wc, whb and bath.



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Everything we touch turns to...

ALL ENQUIRIES

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