



66 Fitzwilliam Square

Dublin 2

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INTERNATIONAL REALTY



66 Fitzwilliam Square, Dublin 2

Features

- Distinguished Georgian property extending to approximately 568sq.m (6,113sq. ft)
- Wonderful selection of period details to include fan lights, ornate cornicing, sash windows and ceiling coving.
- Currently utilised as office space, this charming building offers excellent opportunity to reconfigure to an exceptionally fine residential property.
- Modern mews property to the rear with additional office space/ residential potential offering an additional 104sq.m of space.
- Location second to none, located in the heart of Dublin's Georgian district within Dublin's business and shopping district.
- The property enjoys an attractive outlook over Fitzwilliam Square.
- Off street parking
- Lift access to all floors
- Exclusive residents access to the beautifully maintained Fitzwilliam Square

Nestled in the heart of Dublin's prestigious Fitzwilliam Square, this remarkable Georgian building constructed in c.1822 is currently in office use however it offers a wonderful opportunity to create an exceptionally fine and substantial residential home. The property's timeless elegance and historical charm present the perfect canvas for a transformation into a luxurious, modern home or retain and create a series of high-end offices. A classic Georgian façade featuring elegant sash windows and many features synonymous with the era of construction provide a perfect foundation for a sophisticated and stylish property.

66 Fitzwilliam Square is currently divided into multiple office units and extends to approximately 568sq.m (6,113sq. ft), offering generous proportions and the potential for reconfiguration. With wonderful high ceilings, floor to ceiling sash windows and beautiful period features this property offers a multitude of possibilities for both residential and mixed-use spaces.

To the rear of the property there is a mews which can be accessed via the main property at 66 Fitzwilliam Square or from the rear of the building. The mews extends to approximately 104sq.m (1,121sq. ft). Again, currently in office use, the mews offers potential to be kept as such or used as additional residential accommodation, or guest suites. There is the added advantage of parking to the rear of the mews.

This Georgian property presents an unparalleled opportunity for investors, developers or residential homeowners seeking a prestigious address and significant potential for growth. Whether you are looking to restore a piece of Dublin's history or create a perfect blend of traditional and modern living space with character, 66 Fitzwilliam square offers an exciting proposition.

Fitzwilliam Square is one of Dublin's finest squares, renowned for its rich history. Surrounded by elegant period buildings, the square offers a tranquil oasis in the heart of the city. The square itself is beautifully maintained, and residents have private access and can enjoy this quiet oasis in the heart of the city. The location is second to none, located in the very centre of Dublin's main business and shopping districts and excellent transport links makes the rest of Dublin and beyond an effortless commute.









Accommodation

Reception Hall: 2.5m x 5.3m (8'2" x 17'5") Wonderful inviting hallway with ornate fanlight and tiled floor.

Reception Room: 4.7m x 5.4m (15'5" x 17'9") Generous bright room overlooking Fitzwilliam Square with feature marble mantel piece with gas fire inset and brass surround. Large sliding sash window to front, feature cornice and coving.

Inner Hall: 2.3m x 7.1m (7'7" x 23'4") Continuation of the attractive tiled floor. Access to lift servicing all floors.

Meeting Room: 3m x 4.8m (9'10" x 15'9") Interconnecting room leading through to

Rear Office: 4.8m x 4.9m (15'9" x 16'1") Magnificent Bay window with sliding sash window. Juliette balcony off with views over the courtyard and mews to the rear.

Office / Reception Space: 3.1m x 12.3m (10'2" x 40'4") Spacious office/ reception area with door out to side garden, three sliding sash windows to side. Door from rear off office to hallway in Mews.

Garden Level: with feature arched coving and double glass panelled doors leading to

Kitchenette: with door to rear steps leading to the mews.

Lower Lobby

Office 1: 3.8m x 5m (12'6" x 16'5") Located to the front of the building with sliding sash window to front.

Kitchen: 2.3m x 3.3m (7'7" x 10'10") Featuring a range of floor and eye level fitted press units, stainless steel sink unit, space for fridge, lift.

Internal Office: 2.7m x 3.7m (8'10" x 12'2") with access out to the side garden.

Shower Room: Gents and ladies wc, rear store.

Very attractive staircase to first floor

Reception Room: 2.8m x 6.8m (9'2" x 22'4") Stunning room with beautiful ornate cornice work, centre atrium, ionic pillars, sliding sash window to side, door to

Rear Office: 3m x 5m (9'10" x 16'5") with sliding sash window to side and rear.

First Floor

Beautiful mahogany doors lead through to an office suite comprising

Magnificent Drawing Room/Main Office: 7.3m x 5.3m (23'11" x 17'5") Magnificent room with wonderful natural light. Two large floor to ceiling sliding sash windows overlooking Fitzwilliam Square, beautiful cornice work, centre ceiling ornate decorate detail, double doors with feature over mantles, magnificent marble fireplace with Connemara marble inset.

Inner Hallway: 4.7m x 3.7m (15'5" x 12'2") To include bathroom

Bathroom: Vanity wash hand basin, wc, tiled floor, storage, electric towel rail

Office: 4.7m x 3.2m (15'5" x 10'6") Magnificent large floor to ceiling sliding sash window, decorative cornice work.

Second Floor

Landing Return: Beautiful oval sliding sash window.

Office: 4.3m x 5.6m (14'1" x 18'4") Located to the rear of the building

Office: 5.5m x 7.2m (18'1" x 23'7") Located to the front of the building

Third Floor

Kitchenette: 2.1m x 3m (6'11" x 9'10") Stainless steel sink unit, range of fitted press units.

Ladies and Gents WC: access to the roof.

Office: 5.2m x 4m (17'1" x 13'1") Attractive carved fireplace, window overlooking Fitzwilliam Square.

Office: 5.2m x 4m (17'1" x 13'1") Stairs provides roof access

Mews Property

Interconnecting Hallway: 4.2m x 2.4m (13'9" x 7'10") Double doors out to a paved patio area, exposed brick archway through into

Meeting Room: 3.5m x 4.5m (11'6" x 14'9") Modern glazed meeting room.

Office: 3.7m x 3m (12'2" x 9'10") Arch shaped window overlooking patio.

WC

Hallway: Alarm panel. Door to Pembroke Lane, staircase leading up to first floor of mews.

Kitchenette: Range of units, sink unit.

First Floor Mews

Storage Room

Office: 3.3m x 3.1m (10'10" x 10'2") Velux window and porthole window overlooking the courtyard.

Office: 2.6m x 4.3m (8'6" x 14'1") Window to side, Velux window.

Office: 5.6m x 3.4m (18'4" x 11'2")

BER Information

BER: Exempt

Eircode

D02 AT27





Outside

Positioned to the rear of 66 Fitzwilliam Square is a modern mews building with access to a secluded garden terrace benefitting from excellent sunshine. There is also one car space accessed via Pembroke Lane. The owner has access to Fitzwilliam Square to the front, a superb convenience which is beautifully maintained. Fitzwilliam Square is one of Dublin's finest squares, renowned for its rich history. Surrounded by elegant period buildings, the square offers a tranquil oasis in the heart of the city. The square itself is beautifully maintained, and residents have private access and can enjoy this quiet oasis in the heart of the city. The location is second to none, located in the very centre of Dublin's main business and shopping districts and excellent transport links makes the rest of Dublin and beyond an effortless commute.



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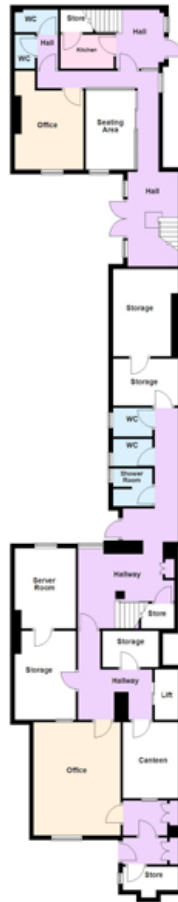
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FLOOR PLANS Not to scale - for identification purpose only.

Garden Floor



Ground Floor



First Floor



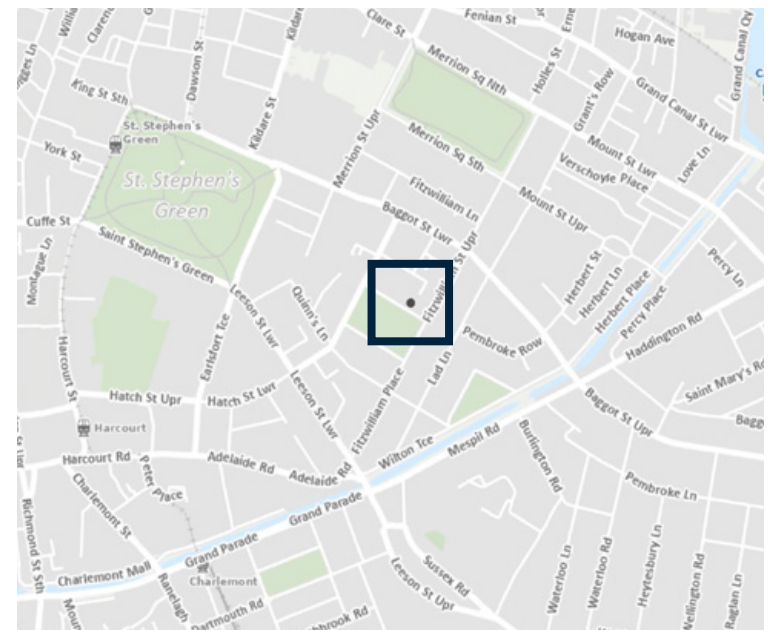
Second Floor



Third Floor



Fourth Floor



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