

9 SHELBOURNE PARK MEWS



Ringsend, Dublin 4

FOR SALE



BER C3

9 SHELBOURNE PARK MEWS



A bright and well-proportioned first floor apartment extending to approx. 60 sq. m / 646 sq. ft. no. 9 is an ideal purchase for a first-time buyer, downsizer or investor alike.



ACCOMMODATION



No. 9 is a bright and spacious two double bedroom apartment on the first floor (with lift) with the added benefit of a secure parking space and communal roof top terrace.

The accommodation has a bright airy feel and comprises an entrance hall with cloaks cupboard and hot press. There is a large dual aspect living room with stone fireplace and electric insert. Adjacent is an open plan white high gloss kitchen with breakfast bar, dishwasher and washing machine / dryer. There are two double bedrooms, the main bedroom with built in wardrobes. A separate family bathroom is fully tiled and fitted with electric shower and WHB.

Features include double glazed windows, secondary glazing, a new water tank and electric central heating. A great feature of Shelbourne Park Mews is the large south facing roof terrace available for residents use with spectacular city views.



ACCOMMODATION



LOCATION

The location of Shelbourne Park Mews could not be more convenient with a host of amenities within walking distance including Grand Canal Dock, Ringsend Village and Beggars Bush with its selection of boutique bars, restaurants and shops to include Lotts and Co, Juniors and The Old Spot. The City Centre and Trinity College is within a 30 minute walk. The Aviva Stadium, the IFSC, Grand Canal Dart station, and Lansdowne Lawn Tennis Club are also just minutes away. Finally the wonderful amenity of Ringsend Park with its excellent facilities is within a short walk.



DETAILS

BER: C3 | **BER Number:** 110809233

Energy Performance Indicator:

208.35 kWh/m²/yr

Approx. Size: 60 sq. m / 646 sq. ft

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



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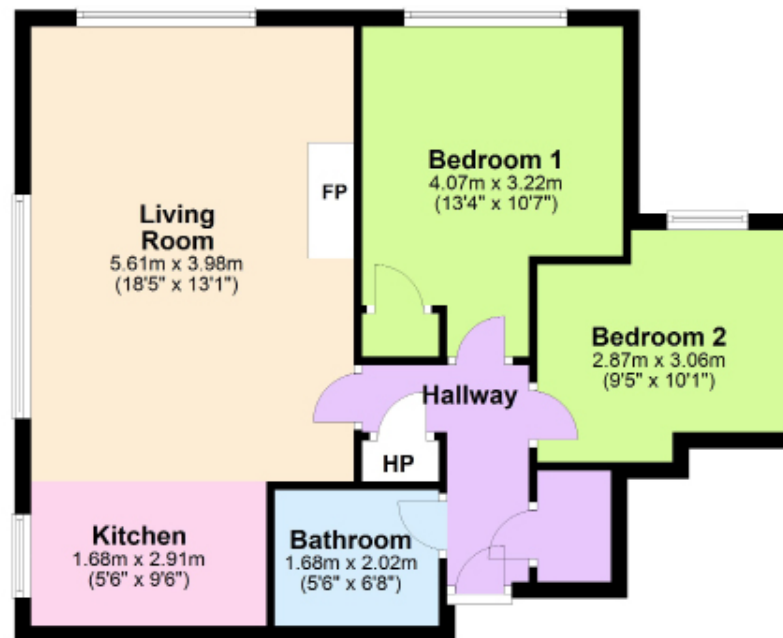


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FLOOR PLANS



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.



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PSRA Registration Number:
001880

Subject to Contract/ Contract
Denied/ Without Prejudice

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