

44 SHREWSBURY PARK

Ballsbridge, Dublin 4

FOR SALE



BER C2





44 SHREWSBURY PARK

"A superb family home originally 4 bedrooms (see floorplan) extending to approx. 146 sq. m / 1,528 sq. ft. with potential to extend into attic space and add a dormer window subject to P.P situated in this gated residential development off Merrion Road. The development was built by Sheelin McSharry Homes in 1989".

The property is approached via a cobble lock driveway boarded by Laurel hedging on both sides. The front door opens into an entrance hall with semi-solid flooring, downstairs W.C, utility cupboard and extensive under-stairs storage. To the left is a spacious reception room with bay window and gas fireplace with stone surround. To the rear is the kitchen and dining area. The kitchen is fitted with painted timber units, breakfast bar and includes integrated fridge, ovens, microwave, and dishwasher along with a gas hob with extractor fan. From here doors open into a conservatory which leads out to a patio area and garden with Astro turf lawn.



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ACCOMMODATION

On the first floor is a large double bedroom to the front with fitted wardrobes and en-suite shower room. There are two further double bedrooms to the rear of this floor both with fitted wardrobes. The first floor also has a family bathroom with bath and shower. A hotpress complete the accommodation. All bathrooms along with the ground floor W.C contain sanitary ware by Villeroy and Boch and tiles by Porcelanosa. There is potential to create additional living space in the attic.







GARDENS & LOCATION

Outside, the house has a front driveway with parking for two cars to the front and a spacious and exceptionally private south west facing rear garden with patio. One of Dublin's most desirable addresses, Shrewsbury Park enjoys a convenient location within walking distance of Ballsbridge, Merrion and Sandymount villages with their array of fashionable shops, boutiques and restaurants. A wide range of recreational facilities are nearby such as

Herbert Park with its 32 acres of grounds catering for an extensive range of amenities that include bowling greens, football pitches, tennis courts, children's playground and leisurely strolls around the duck pond. Also close by are the Aviva Stadium, the RDS Showgrounds and David Lloyd Riverview to name just a few landmarks. There is an excellent choice of schools and third level colleges on hand to include St. Conleth's College, St Michael's

College, Blackrock College, Muckcross Park, Loreto College St. Stephen's Green, UCD and Trinity College. This particular address manages to blend the most desirable residential features with superb proximity to the CBD. It affords residents the opportunity to be immersed in some of the city's most atmospheric sporting and entertainment events while still providing a secluded and exclusive residential environment.



FEATURES

- Very good decorative order throughout
- Easily converted back into 4 bedroom home
- South west facing back garden
- Potential to extend into attic space and add a dormer window subject to P.P
- Secure gated development



DETAILS

BER C2 | No. 113281554

183.38 kWh/m²/yr

Approx. Size: 146 sq. m. / 1,528 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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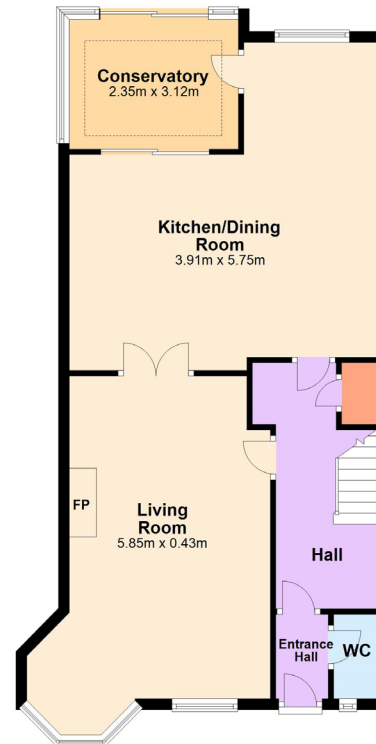
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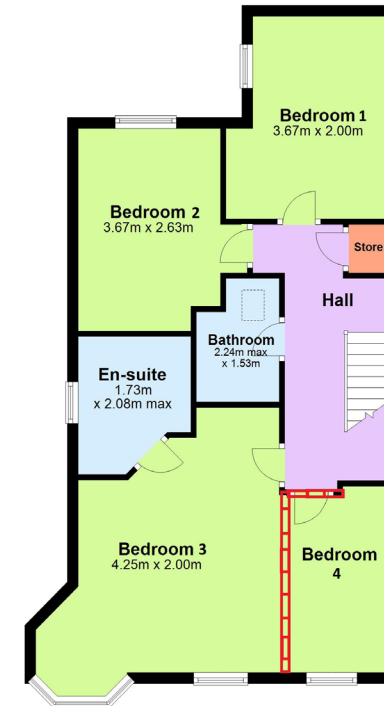
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FLOOR PLANS

Ground Floor



First Floor



Total area: approx. 133.8 sq. metres

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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