

# Shandon

16 Ailesbury Drive • Ballsbridge • Dublin 4

BER C2

*"A generously proportioned family home originally built in the 1930's however thoroughly upgraded and extended in recent times to provide a luxurious residence on a particularly quiet residential road between Ailesbury Road and Anglesea Road in the heart of Dublin 4."*







# SHANDON

Tastefully presented, the accommodation within offers a fantastic balance of reception rooms and bedrooms it also includes an impressive attic conversion.

Enter through automated gates to a gravelled parking area to the front of the house with ample parking and a side pedestrian entrance to the rear garden. An attractive open porch with a double door and stained-glass surround invites you to a truly warm and inviting interior.

The accommodation comprises a wide entrance hall with guest WC. The cosy living room with large windows overlooks the front area. A Den/Study to the front overlooks the front driveway.

The modern kitchen opens through to a dining area and in turn leads to the good size family room. The fitted bespoke kitchen units are painted with a centre island and siltstone worktop and AGA. The clever use of skylights adds plenty of light and with wonderful floor to ceiling doors that lead directly to the patio are and sunny south facing rear garden.



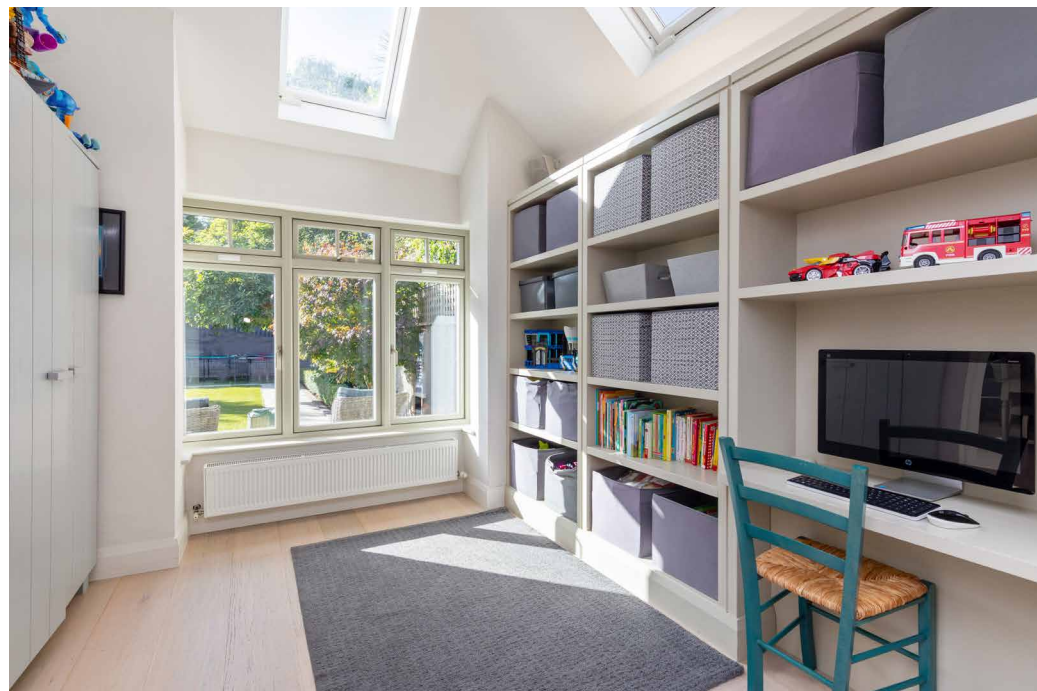






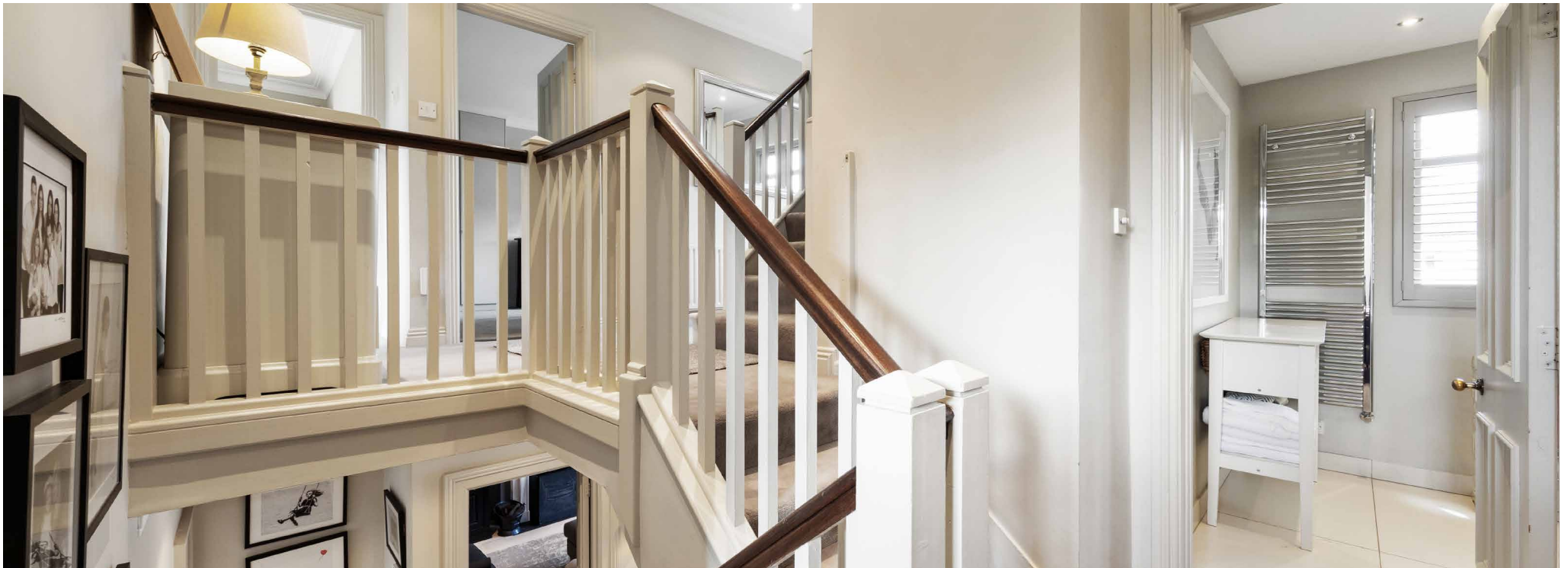






## ACCOMMODATION

Upstairs on the first floor the accommodation comprises 4 good size bedrooms, an additional dressing room and a family bathroom with walk in shower, the second floor has a master suite occupying the entire floor nicely tucked away to give a degree of privacy and which enjoys a bay window with seating area. Complimented with a private bathroom with heated towel rail, bath and walk in shower area.







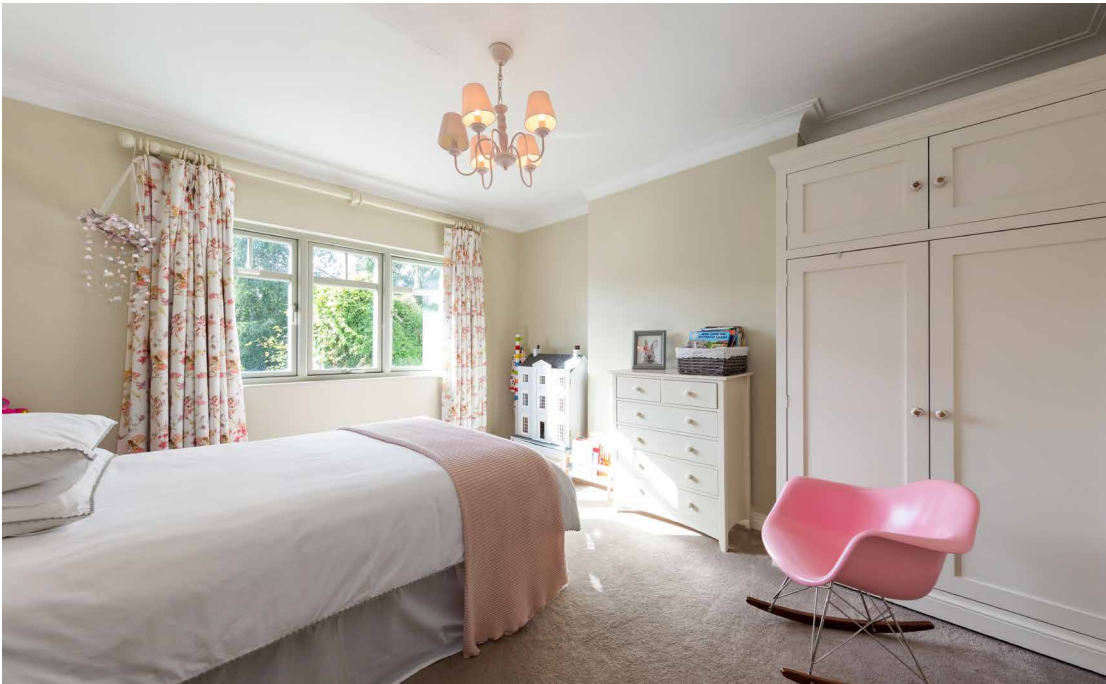






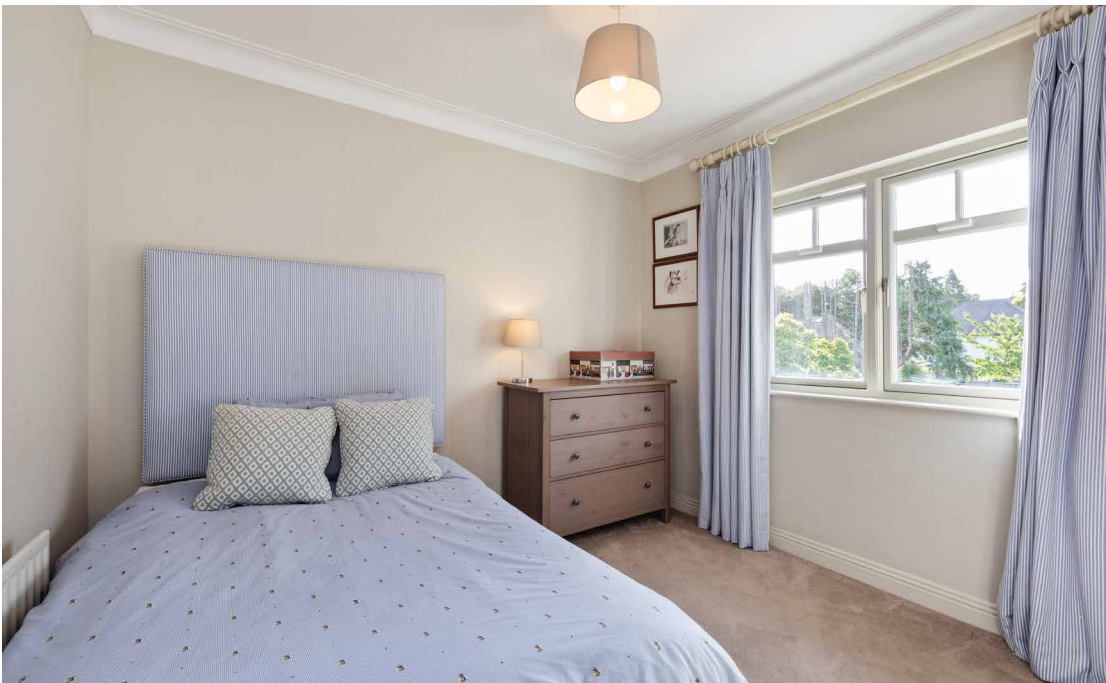






## FEATURES

- Completely refurbished interior
- Rational Aluclad windows
- Sunny south-facing rear garden
- Ample off-street parking
- Alarm system
- Coal shed
- Garden storage
- Bike storage
- Dry storage with fridge freezer
- New Boiler
- 2 sheds





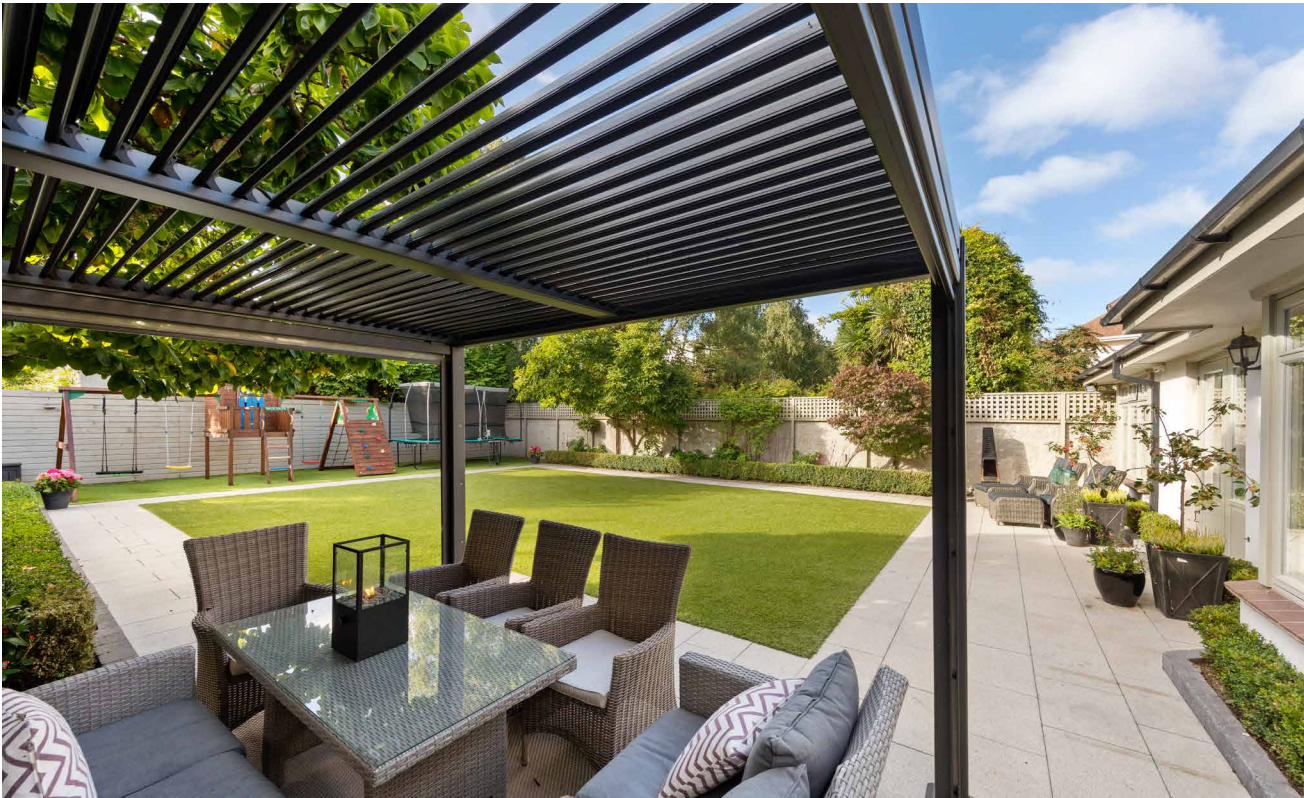


## GARDEN

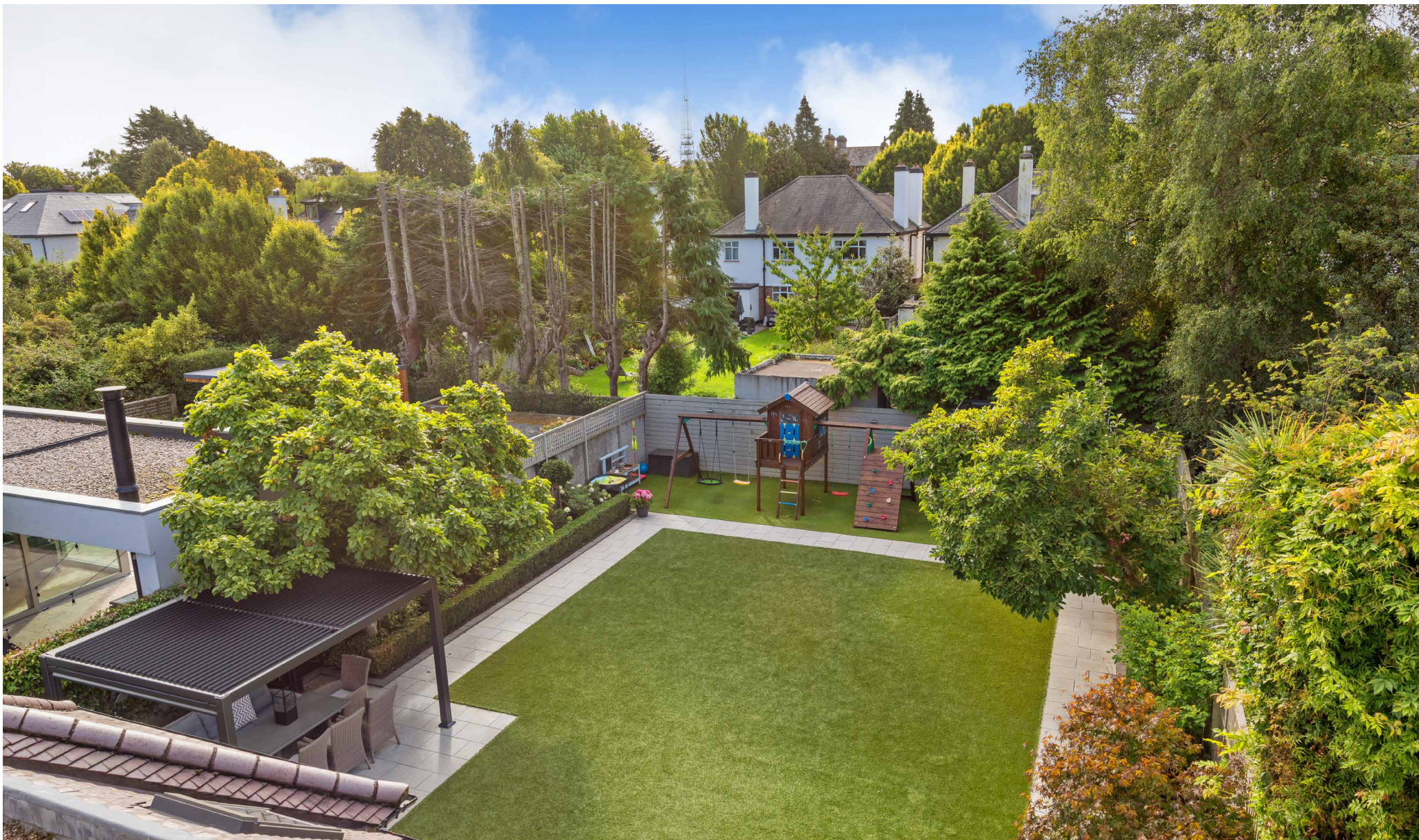
The rear garden is well designed and very appealing with mature trees, framed with box hedging and plenty of Hydrangea on the borders. Running the width of the property and laid out with Astro turf for modern day convenience. A gazebo and canopy pergola complete the picture of this stunning home.

## LOCATION

Shandon enjoys a convenient location being situated just on Ailesbury Drive and within walking distance of both Ballsbridge and Donnybrook 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 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.



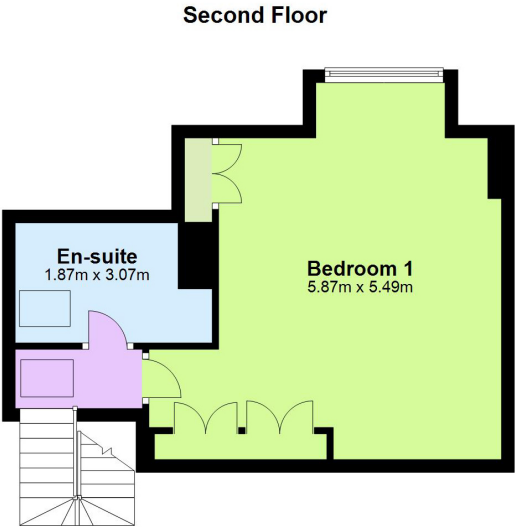
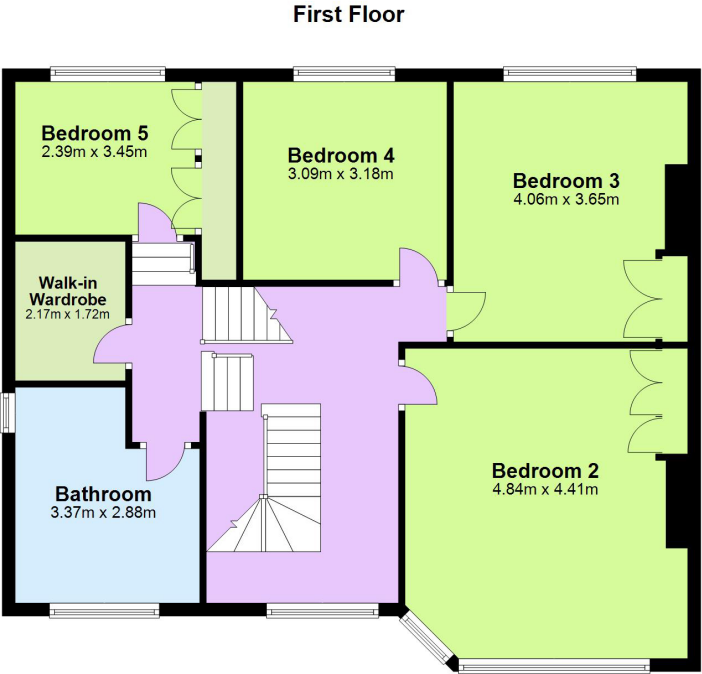
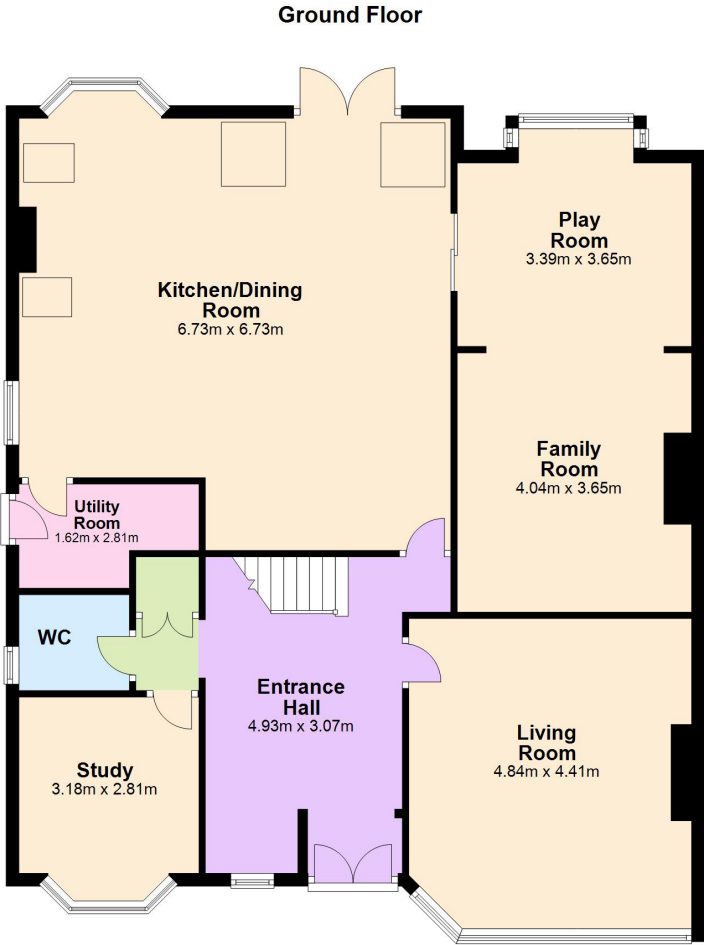




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FLOOR PLANS



NOT TO SCALE

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Viewing:  
Strictly by Appointment

Overall Size:  
Approx. 250 sq. m. / 2,691 sq. ft.

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