

48 SHREWSBURY PARK

Ballsbridge, Dublin 4

FOR SALE



BER B3

48 SHREWSBURY PARK

A superb 3 bedroom mid-terraced home, originally 4 bedroom, extending to approx. 150 sq. m / 1,614 sq. ft. situated in this exclusive gated residential development off Merrion Road built by Sheelin McSharry Homes in 1989.

Approached via a cobblelock driveway bordered by hedging on both sides, the property offers off-street parking. The front door opens into an entrance hall with tiled Marfil flooring, featuring a cupboard and under-stairs storage. To the right is a spacious double bedroom with fitted wardrobes and a generously-sized en-suite. To the rear is the open-plan kitchen, dining, and living area. The kitchen is fitted with a Rayburn range, gas hob, and AGA companion.









ACCOMMODATION

The washing/preparation area is cleverly designed to incorporate a half wall, perfect for hosting gatherings. The living area benefits from double-glazed French doors and an arch window overhead, flooding the room with light and leading to the south-easterly rear garden, laid out in patio and raised beds. An all-important utility room leads off the kitchen, completing the accommodation on this level.

On the first floor, there is a second double bedroom to the rear and a separate family bathroom. A large living room with an atrium is situated to the front of the property, featuring a gas-effect wood burner set into a fire surround. A pale timber-style floor runs throughout. Stairs lead to a mezzanine, presently in use as a third bedroom, which has fitted wardrobes and an en-suite.





GARDENS • LOCATION • FEATURES

Shrewsbury Park is one of Dublin's most desirable addresses, enjoying 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 including bowling greens, football pitches, tennis courts, children's playgrounds, 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, including St. Conleth's College, St Michael's College, Blackrock College, Muckross 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.

LOCATION MAP

Click below to view the location map for 48 Shrewsbury Park.



SIZE

150 sq. m / 1,614 sq. ft. Approx.

BER

BER: B3

BER No: 103255709

Energy Performance Indicator: 134.82 kWh/m²/yr

FEATURES

- 3 Bedrooms
- 3 Bathrooms
- Gas fired Central Heating
- Alarm
- Southerly Aspect



VIEWING

By appointment with Knight Frank.

VIDEO

Click link below to view virtual tour



CONTACT



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FLOOR PLANS



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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