



Colliers
INTERNATIONAL

7 Shrewsbury Road

Ballsbridge, Dublin 4

BER D2

7 SHREWSBURY ROAD, BALLSBRIDGE, DUBLIN 4

DESCRIPTION

7 Shrewsbury Road comprises an extensive half red brick half rendered semi-detached Tudor style turn-of-the-century residence of approximately 510 sq.mtrs 5,000 sq. ft. The property has been extended and improved in recent years to provide an extra wing; it does however require some fitting out in kitchen and bathroom areas.

Situated on Dublin's premier residential road, adjacent to the RDS Ballsbridge and within easy reach of the city centre.



ACCOMMODATION

ENTRANCE HALL:

with polished timber floor, tiled fireplace with gas coal effect fire antique style radiators, part panelled wall, dado rail and picture rail double doors to...

INNER HALL:

polished timber, floor, cast iron antique style radiators, part panelled walls and dado rails, decorative corning and under stair storage/cloaks area.

DRAWING ROOM:

polished timber floors, feature Portland stone fireplace, decorative corning and picture rails. Double sliding doors to ...

DINING ROOM:

with polished timber floors matching Portland stone fireplace, bespoke bookcase storage units, matching radiator covers. Glazed French doors to...

GARDEN ROOM:

polished timber floors, French doors to the extensive garden.

BOILER ROOM:

KITCHEN/BREAKFAST ROOM:

with stone tiled floor, plumbed, wired and connected for gas (Please note there are no fitted kitchen units in this room). French doors to garden patio.

FAMILY ROOM:

with polished timber floors, part panelled walls, built in bookshelves, feature white stone fireplace, Cast-iron antique style radiator units and French doors to garden.

UTILITY AND COVERED SIDE PASSAGE:

planned for washing machines, Porcelain sink units, ceramic tile floor. (This room has access to the both the front and the rear of the property)

FIRST FLOOR

SHOWER ROOM:

polished timber floor single heritage sink unit, WC (Please note the shower unit has been removed from this room) laundry chute to utility.

STORAGE CUPBOARD

BEDROOM 1:

with polished timber floor, ensuite shower toilet and wash hand basin, bay window.

MEZZANINE BEDROOM AREA:

with polished timber floor Velux roof light and built-in shelving.

BEDROOM 2:

with decorative corning polished timber floor and overlooking front garden.

SHOWER ROOM:

with polished wooden floor double shower unit toilet and wash hand basin.

BEDROOM 3:

with polished timber floor picture rails and decorative corning, feature Portland stone fireplace and bow window overlooking front garden.



BEDROOM 4:

polished timber floor picture rails and decorative cornicing window overlooking rear garden.

BEDROOM 5 (MASTER):

with polished timber floor decorative cornicing, Intercom to hall door and windows overlooking rear garden.

ENSUITE BATH AND SHOWER ROOM:

with polished timber floor, The walls are part covered in Marble , Shower unit (minus shower), toilet twin and antique style claw foot bath.

(The radiator has been removed from this room)

DRESSING ROOM WITH BUILT-IN WARDROBES

HOT PRESS WITH DUAL IMMERSION

ATTIC LEVEL

PLAY ROOM:

polished wooden floor and two Velux roof lights ample storage in eaves.

OFFICE:

with Velux roof lights.

STORE ROOM:

with polished timber floor, built-in storage cupboard, and secondary gas boiler unit.

EXTERIOR

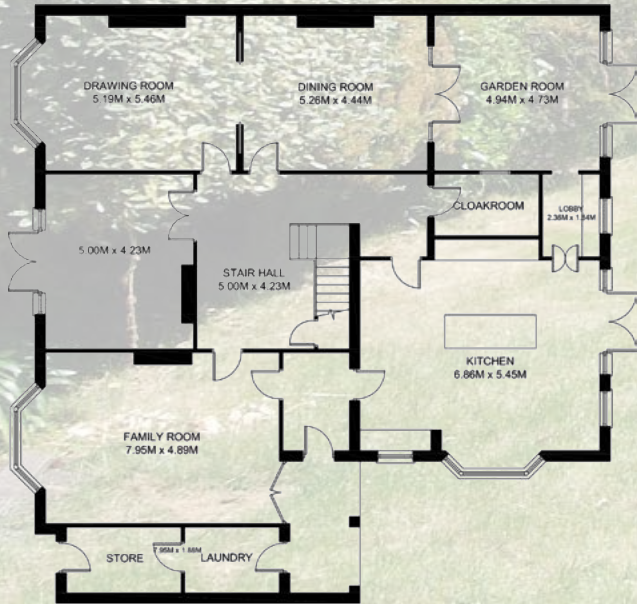
Extensive South East facing garden walled to the rear laid out in lawn with herbaceous borders with Indian sandstone sun patio.

To the front is a private secure parking area with ample parking set behind electric gates.

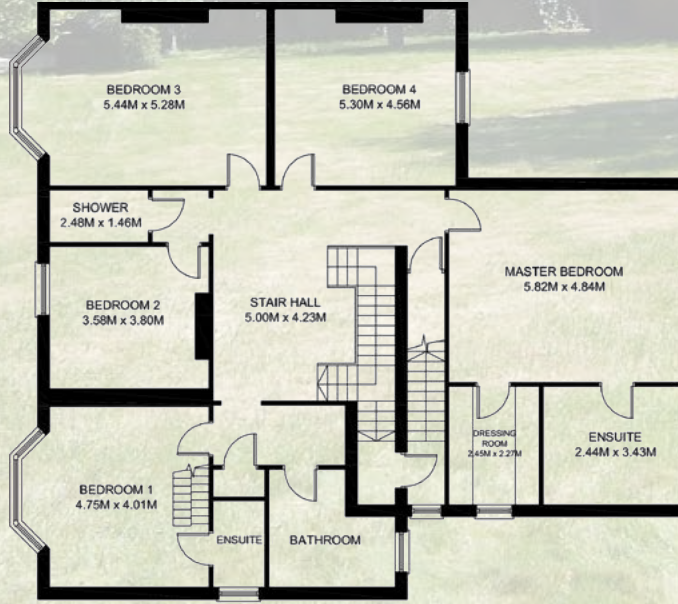




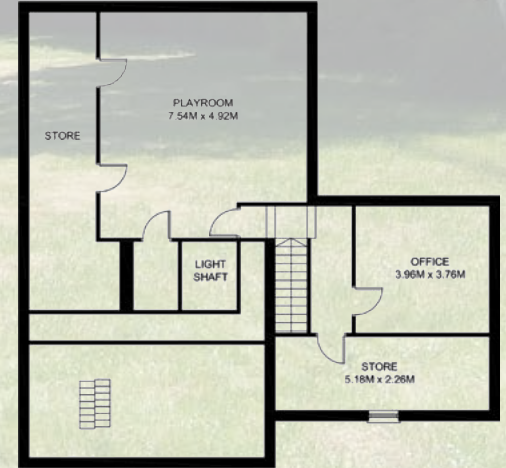
GROUND FLOOR



FIRST FLOOR



ATTIC FLOOR



CONTACT

Peter Kenny
 peter.kenny@colliers.ie

Ron Cregan
 ron.cregan@colliers.ie

SOLICITORS HAVING CARRIAGE OF SALE:

Alfred Thornton & Company
 Solicitors
 Tel 01 2164616

BER:



VIEWING DETAILS

Strictly by private appointment.



Colliers International
 Hambleden House,
 19-26 Lwr Pembroke St.,
 Dublin 2
 01 6333700
 www.colliers.ie

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