

40 SHREWSBURY SQUARE

Sandymount Avenue, Ballsbridge, Dublin 4



Great South Dublin Location



Superb quality third floor 3 bedroom apartment in one of the best finished and best located apartment developments in Dublin, on Sandymount Avenue, beside the DART station.





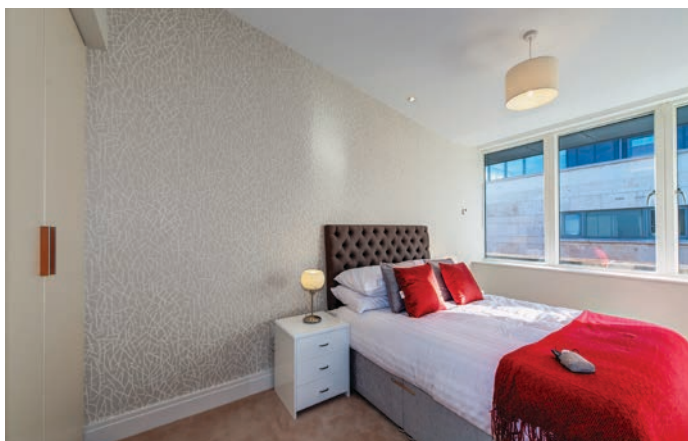
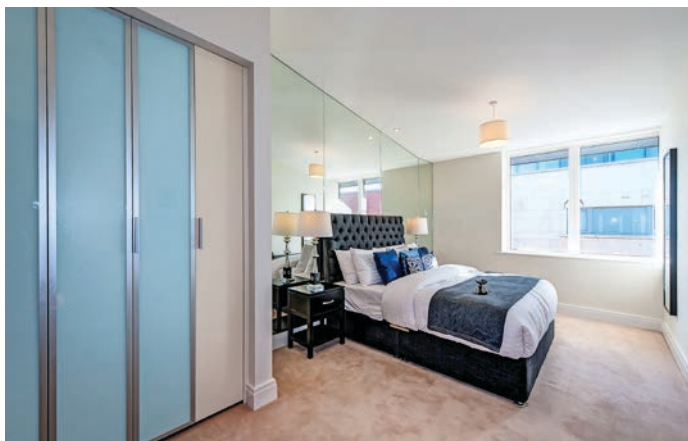
THE PROPERTY

Superb quality third floor 3 bedroom apartment in one of the best finished and best located apartment developments in Dublin, on Sandymount Avenue, beside the DART station and a short stroll to the Four Seasons Hotel, the R.D.S. and Sandymount & Ballsbridge villages and Herbert Park.

Shrewsbury Square enjoys an aura of sophistication, elegance and style. It is in the heart of the Embassy Belt and sits comfortably with the high calibre houses in this premier location. It has a dedicated concierge service.

No. 40 is an impressive third floor apartment enjoying a fine view over the landscaped gardens. The accommodation extends to 130 sq.m / 1,400 sq.ft and has a good open aspect with a large sun balcony off the large open-plan kitchen / living / dining room. It has 2 underground carspaces and 2 storage units in the basement.





ACCOMMODATION

Hallway:
With utility room.

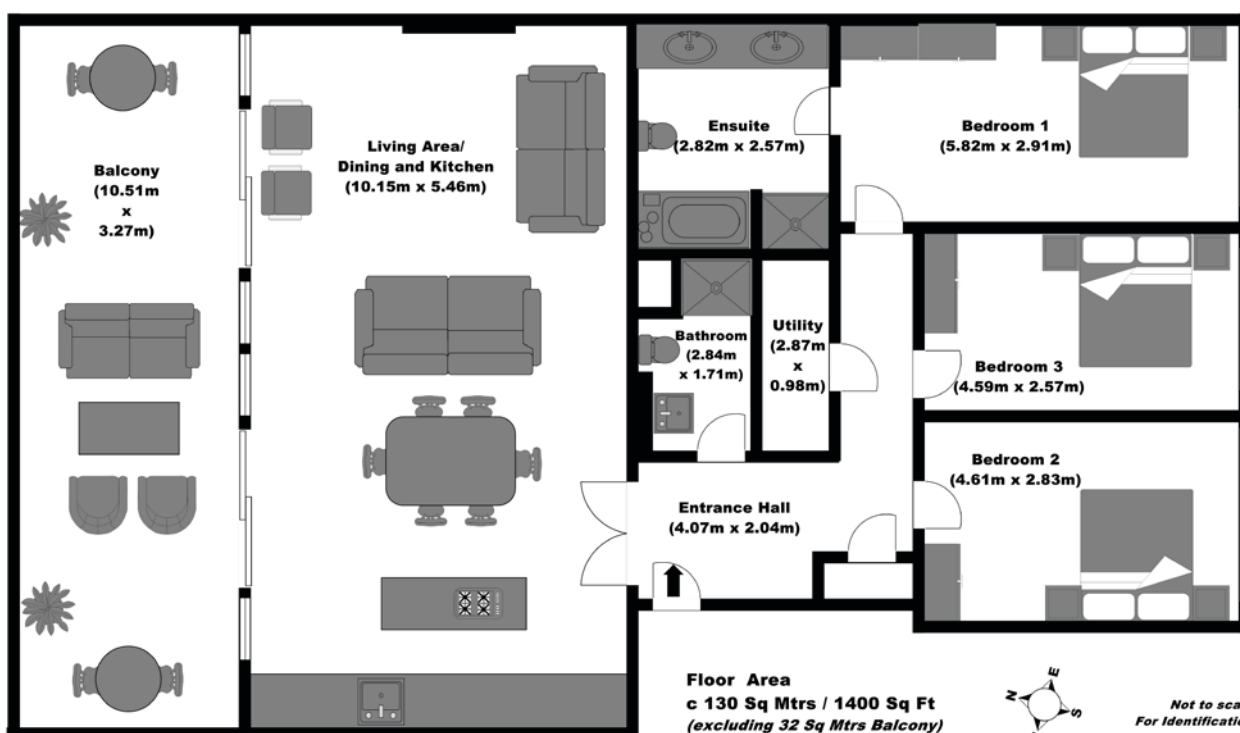
Kitchen / Living / Dining Room: 10.15m x 5.46m
Large open-plan space with access to balcony. Kitchen with a full range of presses and built-in appliances.

Bedroom 1: 5.82m x 2.91m
En-suite bathroom and built-in wardrobes.

Bedroom 2: 4.59m x 2.57m
Built-in wardrobes.

Bedroom 3: 4.61m x 2.83m
Built-in wardrobes.

Bathroom: 2.27m x 1.80m
Tiled with quality sanitary ware





Scan for Google Maps



LOCATION MAP

ORDNANCE SURVEY LICENCE NO. AU0009514 SCS1. ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND ©

TERMS:

For Sale by Private Treaty

VIEWING:

Strictly by appointment

BER Details:

BER B1

BER No. 101387785

Energy Performance Indicator: 99.27 kWh/m²/yr



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