

A superb three bedroom terraced house situated off the Merrion Road

61 Shrewsbury, Ballsbridge, Dublin 4, D04 N8X7

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## About this property

61 Shrewsbury is a superb, modern, three bedroom terraced house set in a tranquil gated development just off the Merrion Road. This beautifully presented house provides flexible accommodation with comfortable living and bedroom space over two floors.

This charming red brick home is approached by a driveway providing off-street parking. An inviting entrance leads into the hallway and opening from here into the open plan kitchen/reception room and conservatory area. The impressive proportions are continued to the first floor where the landing provides access to a luxurious principal bedroom with ensuite bathroom. There are two further double bedrooms and a family bathroom. The front garden benefits cobblelock paving which provides off-street parking, while the rear of the house is a combination of a large stone terrace area and flower beds.

The internal accommodation extends to approximately 108 sq m / 1,171 sq ft with a full layout shown on the adjoining floorplans.



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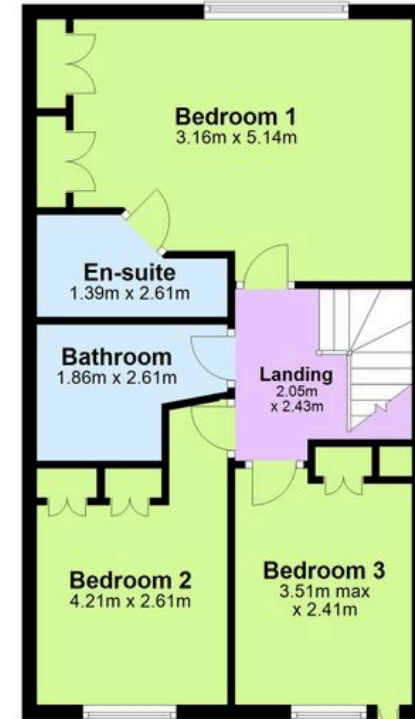
## Plans

 1,171 sq ft

### Ground Floor



### First Floor



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## Local Area

Enjoying a most convenient location in Ballsbridge, Shrewsbury is an exclusive and highly desirable Dublin 4 gated development.

It truly is one of the most convenient locations with Ballsbridge (1 km) , Sandymount village (2 km ) and Donnybrook (2 km) closeby with its myriad of local cafes, eateries, bars, boutiques and shops.



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## Property Details

### Key Features

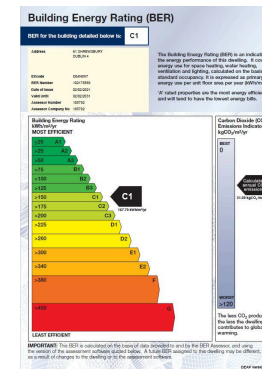
- Three bedroom home
- Private gated development
- Open-plan accommodation
- Sun room
- Off street parking

### Services & Additional Information

Mains services

### BER

BER Rating = C1



**Tenure**  
Freehold

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## Enquire



### Rose Lyle

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## More Information



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[Property Search](#)

### Viewing strictly by appointment

Property Ref: DUY240192

### Residential & Country

33 Molesworth Street, D02 CP04

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