

BER D1



82 Shrewsbury
Ballsbridge, Dublin 4

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INTERNATIONAL REALTY

82 Shrewsbury, Ballsbridge, Dublin 4

An outstanding opportunity to acquire a very fine own door, dual aspect, two-bedroom apartment superbly located in this popular development in the heart of Ballsbridge, Dublin 4.

Set behind secure gates, 82 Shrewsbury offers well-proportioned accommodation comprising an entrance porch, living/dining room with a kitchen off, 2 double bedrooms and a bathroom. A particular feature of the property is the large south-west facing patio overlooking the beautifully maintained communal gardens and water feature.

Shrewsbury is a small, gated development with a range of mature quality family homes set within beautifully maintained grounds. This is a location of enviable convenience situated off the Merrion Road, a short distance to nearby Ballsbridge with its range of shopping amenities and the Merrion Shopping Centre. The DART at Sydney Parade Avenue is easily accessible providing coastal access to South and North Dublin. The property is within walking distance of The Royal Dublin Society, Herbert Park and the Aviva Stadium. Dublin City Centre is easily accessible as are all the coastal amenities along the south coast of Dublin.

Features

- Prestigious and much sought after gated development.
- Attractive southwest facing patio overlooking the beautifully maintained communal gardens.
- Well maintained accommodation including 2 bedrooms.
- Highly convenient location within walking distance of Ballsbridge village and Sandymount DART.
- Adjacent to QBC on Merrion Road.
- Alarm system.
- Floor area approximately 63sq.m. (678sq.ft.).
- Electric heating.
- Allocated car parking.
- Wyse Property Management Company.
- Service charge approx. €1,700 p.a.



Accommodation

Porched Entrance: with storage cupboard and digital alarm.

Living/Dining Room: 5.05m x 5.50m (16'7" x 18'1") (max measurement) open plan, open fireplace with electric fire and timber surround and marble hearth, ceiling coving, centre rose.

Kitchen: 2.30m x 3.00m (7'7" x 9'10") well fitted with a range of presses, cupboards, drawers, butcher block worktop with one and a half bowl stainless steel sink unit, integrated oven, hob with extractor hood over, fridge freezer, freestanding washing machine, tiled splashback, and tiled floor.

Rear Hall

Shower Room: comprising corner shower unit, pedestal wash hand basin, wc, tiled floor, fully tiled walls, shelved hot press.

Bedroom 1: 4.50m x 2.50m (14'9" x 8'2") with a good range of built in wardrobes and presses over.

Bedroom 2: 2.35m x 3.50m (7'9" x 11'6") with a good range of built in wardrobes.

BER Information

BER: D1. BER No: 117669549.

EPI: 228.93 kWh/m²/yr.

Eircode

D04 NA14





FLOOR PLAN Not to scale - for identification purpose only.

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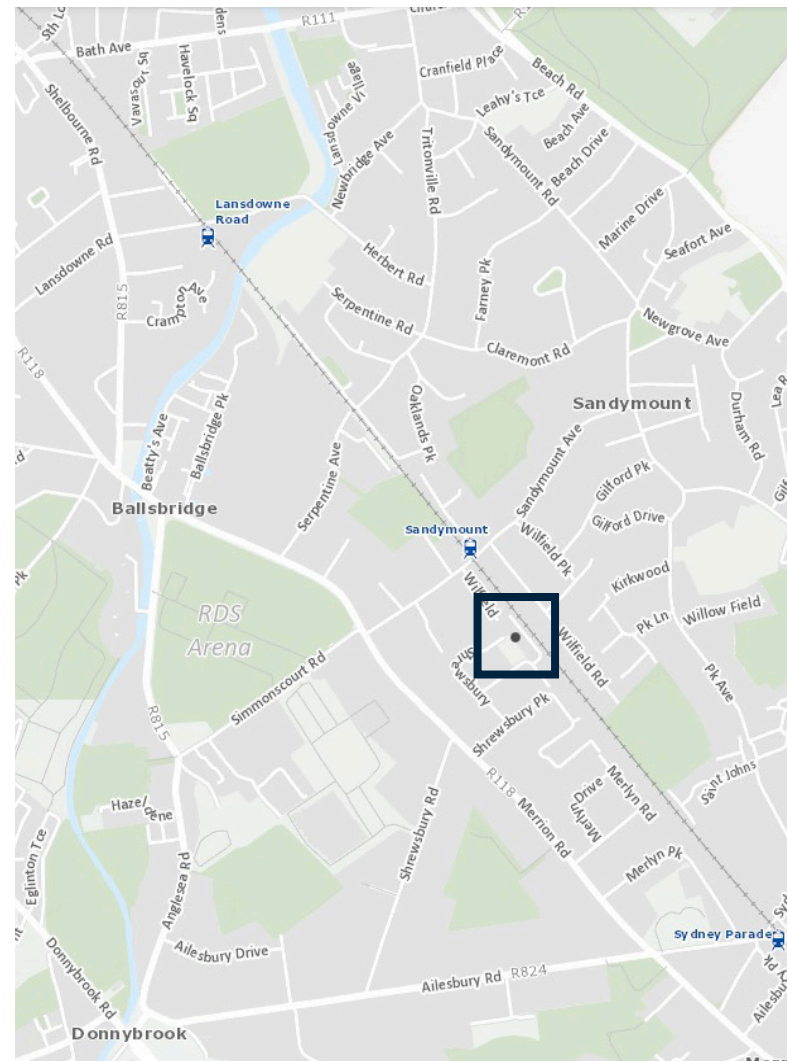
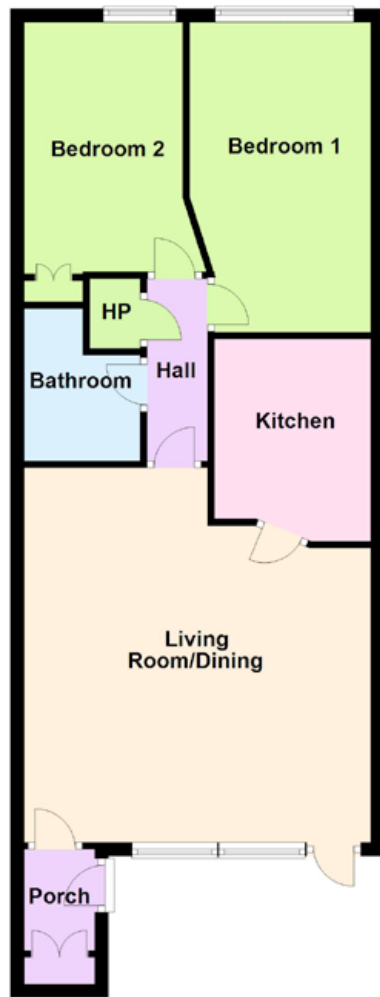
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