



FOR SALE

Apartment 100, Shrewsbury Road is a large 2-bedroom, 2-bathroom apartment measuring approx. 87.5 sq. m. / 941.8 sq. ft. located in a mature and secure development just off the Merrion Road in Ballsbridge.

APARTMENT 100,
SHREWSBURY PLACE,
BALLSBRIDGE,
DUBLIN,
D04 R277

Description

Apartment 100, Shrewsbury Road is a large 2-bedroom, 2-bathroom apartment measuring approx. 87.5 sq. m. / 941.8 sq. ft. located in a mature and secure development just off the Merrion Road in Ballsbridge.

Upon entering the property, to your left you will find the fully fitted kitchen/breakfast room with integrated oven and hob. White cabinets and bright tiled floors make this room bright and welcoming. Through the kitchen door you will find the large and spacious living/dining room, with fireplace and plush carpets, which has an abundance of natural light and access to the large balcony. Going back out to the large entrance hall you will find a storage room, main shower room and the two bedrooms.

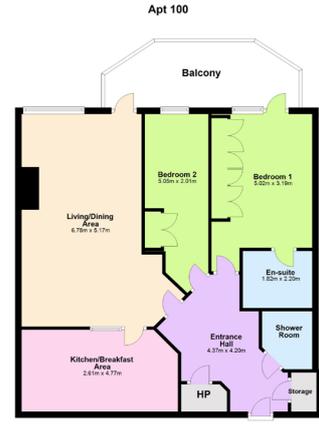
The Master bedroom, with white built-in wardrobes and en-suite, also has access to the large balcony. The second bedroom is next door to the master and has built-in wardrobes. Both rooms are painted in a bright cream colour along with bright carpets.

The property has the added benefit of having two dedicated secure underground parking spaces and a storage locker.





Floorplans



Total area: approx. 87.5 sq. metres

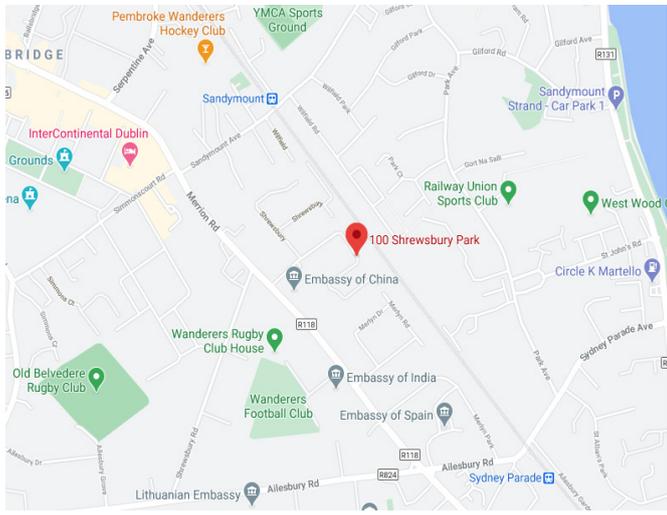


Location

Apartment 100, Shrewsbury Park is located just off the Merrion Road in Ballsbridge.

The property is located near a host of amenities to include; The RDS, The Merrion Centre, Pembroke Wanderers Hockey Club, Old Belvedere Rugby Club, Ballsbridge Village and Sandymount Beach.

Sandymount DART Station is only an 11 minute walk from the property and the 4, 7 and 7a bus routes provide easy access to the City Centre.



Details

PRICE REGION:	€550,000	VIEWING:	Strictly by Appointment
SERVICE CHARGE:	2020 - €2,249 Shrewsbury Park Management CLG	NEGOTIATORS:	Sandra Conmy MSCSI, MRICS +353 1 433 2222 sandra.conmy@norths.ie
INTERNAL AREA:	c. 87.5 sq. m. / 941.8 sq. ft.		
BER:	D1 BER No. 113600951 Energy Performance Indicator: 241.98 kWh/m ² /yr		



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