



30 SHREWSBURY PARK

Ballsbridge, Dublin 4. D04 P2N9



THE PROPERTY

Colliers International is delighted to present to the market No 30 Shrewsbury Park, a four-bedroom end of terrace family home set in the exclusive gated development of Shrewsbury Park in the heart of Dublin 4. No. 30 is a solid family home which has been very well maintained over the years and is well presented throughout. The property offers accommodation of generous proportions, extending to approx. 138sq.m. / 1489sq.ft. yet still offering the potential to extend subject to the necessary planning permission. The property briefly comprises of entrance hallway, guest wc, living room, dining room, sunroom/ family room, kitchen / breakfast room, while upstairs comprises of 4 bedrooms, master en-suite and family bathroom. There is also access to an attic with the benefit of a folding stairs.

A cobble lock driveway provides off street parking for 2 cars and has the benefit of a side access. This exclusive development and the common areas are excellently maintained with extensive mature landscaped gardens and water features. Enjoying an enviable location, this property benefits from one of Dublin's most popular and convenient locations with an excellent choice of amenities within walking distance. Just some of the amenities include the excellent boutiques, shops and restaurants in Ballsbridge, and Sandymount Villages, Merrion Shopping Centre, R.D.S., the Aviva Stadium, Lansdowne and Sydney Parade DART Station.

Many of Dublin's commercial centres such as The Silicon Docks, the I.F.S.C. and South Docks I.T. hub are easily accessed from Shrewsbury Park. The property also benefits from being within 15 minutes' drive of Dublin International Airport via the Port Tunnel.



FEATURES

- A meticulously well maintained 4 Bedroom Townhouse
- Approx. 138.4 m.sq / 1489 sq.ft
- Electric heating – Aga operated by Kerosene
- Off street parking for 2 cars.
- Tranquil sought after residential gated development.
- Prime location in the heart of Dublin 4 with the convenience of being within walking distance of Dublin's Centra Business District and St. Stephen's Green.
- The villages of Ballsbridge, Sandymount and Donnybrook are a short stroll away with their array of specialist shops, boutiques and restaurants.
- A wide range of recreational facilities, Herbert Park with its expansive 32 acres of mature grounds with tree lined paths, and duck pond. Catering for an extensive range of amenities that include bowling greens, football pitches, tennis courts, children's playground, and a café. Also close by are the Aviva Stadium, the RDS Showgrounds, Elm Park Golf and Sports Club, Bective Rangers Football Club, Old Belvedere Rugby Club and Fitzwilliam Lawn Tennis Club to name just a few.
- There is an excellent choice of schools and third level colleges on hand to include St. Conleth's College, Muckross College, Sandford Park, St. Michael's College, Loreto College St. Stephen's Green, St. Mary's National School, St Teresians, University College Dublin and Trinity College.
- Local transport links are plentiful with numerous bus routes along the Merrion Road and short stroll to Sydney Parade DART station, serving the Central Dublin Business District and suburbs.

ACCOMMODATION

ENTRANCE HALLWAY (5.94m) x (2.48m)

Under stairs storage, corncing, dado rail, intercom, carpet.

Guest WC

Incorporating wc and wash hand basin, window

Living Room (6.69m x 4.67m)

A large bright room with feature bay window overlooking the front garden. Attractive corncing, ceiling centre piece, opening to fireplace, leading to:

Dining Room (3.87m x 3.21m)

Ceiling centre piece, corncing, carpet. Double glazed panelled doors lead to:

Sun Room (2.53m x 3.21m)

Attractive solid timber floor, feature timber panelled walls, glazed mono – pitch roof, wall light, double doors lead to rear garden.

Kitchen Breakfast room (7.04m x 2.46m) Max

Incorporating wall and base kitchen units with under strip lighting, fitted Aga operated by Kerosene, plumbed for washing machine.

Stairs to Landing

Landing with dado rail, hot press and attic access with integrated folding stairs

Hot Press

Shelving, emersion

Master Bedroom 1 (5.18m x 4.67m)

Large bright bedroom overlooking front garden, incorporating feature bay window, fitted wardrobe, attractive cornice, carpet

En-suite (3.71 x 3.43m)

Cream bathroom suite, Incorporating WC, standalone wash hand basin, corner bath with telephone shower, and window.

Family Bathroom

Suite incorporating WC, wash hand basin and cupboard, bath with shower, extensive wall tiling, and Velux window

Bedroom 2 (3.71m x 3.43m)

Overlooking rear garden

Bedroom 3 (3.58m x 3.02m)

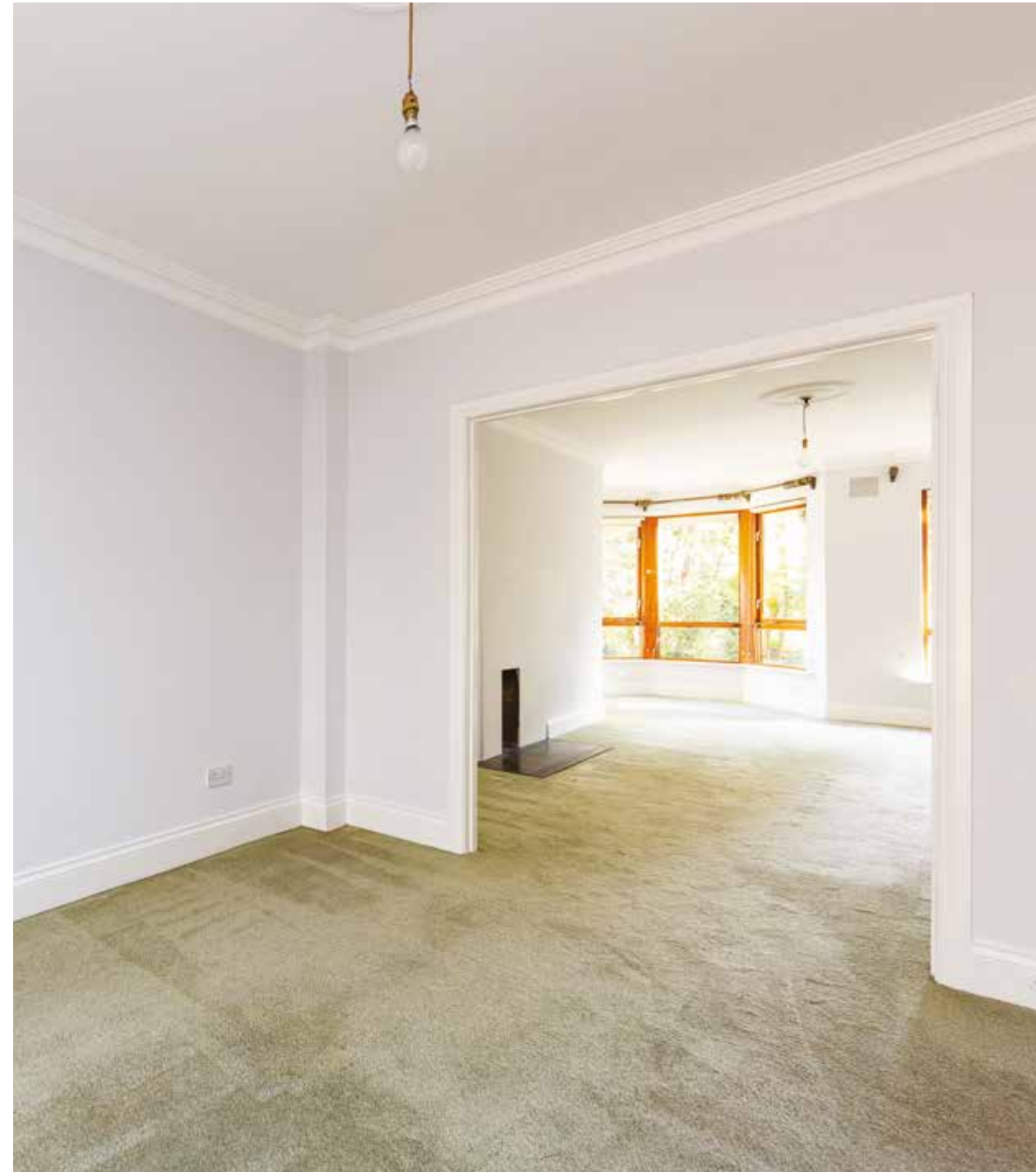
Overlooking rear garden, open fireplace with feature mantle surround. Would also suit to be a study

Hot Press

Shelving, emersion and water tank

Bedroom 4 (3.05m x 1.99m)

Overlooking front garden with fitted wardrobe





PLANS



VIEWING

Strictly by prior appointment with sole selling agent, Colliers International.

CONTACT



PSRA No. 001223

COLLIERS INTERNATIONAL

Hambleden House
19-26 Lower Pembroke Street
Dublin 2

t: + 353 1 633 3700

w: www.colliers.ie

Catherine O'Connor

e: catherine.oconnor@colliers.com

t: +353 1 633 3764

m: +353 87250 8848



BER No: 111485561



OUTSIDE

Outside, the front landscaped cobble lock drive way leads to the property and provides parking for two cars. The mature gardens are well stocked with a colourful array of plants, raised flower beds, mature hedging and a mature Rowan Berry Tree.

The rear garden is laid out mostly in hard paving and is bounded by timber fence and mature hedging, including a Silver Birch Tree and flowering shrubs. The property benefits from a side access, outdoor lighting and barna shed.

DIRECTIONS

Coming from Ballsbridge continue out of town south bound, along Merrion Road, turn left into Shrewsbury Park continue to end of road through the gates to the development, continue along the main avenue, No 30 is located on your right-hand side.