



BER B2

20 Shrewsbury Square,
Ballsbridge,
Dublin 4

owenreilly

For Sale By Private Treaty



20 Shrewsbury Square, Ballsbridge, Dublin 4.

DESCRIPTION

A luxury two bedroom, two bathroom apartment boasting a very spacious interior with west facing aspect to the living room. Shrewsbury Square is an upmarket, gated development with a residents' concierge offering total convenience and security. One of Dublin's most prestigious developments, Shrewsbury Square boasts impeccably landscaped gardens throughout with mature trees, offering a great sense of privacy in a tranquil setting. Situated on the third floor, this apartment is a well appointed, very private, triple aspect property and is the largest two bedroom layout in Shrewsbury Square (shrewsburysquare.ie). The accommodation comprises a welcoming entrance hallway, a spacious open plan living/dining/kitchen, two double bedrooms, a master en-suite and a main bathroom. The apartment features two covered terraces with views over the internal gardens, one west facing off the living area and the other east facing off the double bedrooms. The property comes to market with a designated underground parking space and nominated lockable storage unit adjacent to the parking space. Viewing is highly recommended.

LOCATION

In the heart of Dublin 4, Ballsbridge is one of Dublin's most elegant neighbourhoods and home to many embassies, prestigious residences and several iconic venues such as The RDS and the Aviva Stadium. The bustling villages

of Ballsbridge, Donnybrook and Sandymount are adjacent with their unrivalled range of cafés, restaurants, schools and shops. The neighbourhood offers a host of amenities, from Herbert Park and Sandymount Strand to several rugby clubs, tennis clubs and other sports facilities, as well as excellent public transport options with several bus routes and the DART on the doorstep.

SPECIAL FEATURES

- Spacious, triple aspect two bedroom apartment
- Prestigious Dublin 4 address
- Gated development
- Landscaped gardens
- Concierge service
- Bright and spacious interior
- Close to the RDS and Herbert Park
- Gas fired central heating
- Designated parking space with storage

FLOOR AREA: 100 Sq. M.

BER: B3

NEGOTIATORS:

Owen Reilly & Maya Healy



ACCOMMODATION

Entrance Hallway

(5.13m x 1.13m)

Welcoming L-shaped entrance hall featuring video intercom, storage closet and marble tiled floor.

Living/dining room

(6.49m x 5.21m)

Spacious, open plan living/ dining room featuring floor to ceiling glazing onto a west facing terrace and gas fired integrated wall fire.

Kitchen

(3.98m x 2.85m)

Fully fitted, contemporary cream gloss kitchen featuring five-ring Gaggenau gas hob, Gaggenau extractor fan, Kuppersbusch double oven and microwave, Gaggenau integrated coffee machine, dishwasher, washer/dryer, granite work surfaces and a breakfast bar with high stools.

Master bedroom

(5.56m x 3.00m)

Very spacious, east facing double bedroom featuring master en-suite, built-in wardrobes and access to the east terrace overlooking internal gardens.

Master en-suite

(2.96m x 2.14m)

Marble tiled bathroom complete with large shower cubicle with rainfall shower head, large bath tub, wall mounted WC, pedestal WHB and mirrored vanity cabinet.

Bedroom 2

(4.41m x 2.73m)

Spacious double bedroom featuring built in wardrobes and access to the east facing terrace.

Bathroom

(2.96m x 2.14m)

Contemporary bathroom featuring marble tiles, large shower cubicle with rainfall shower head, wall mounted WC, pedestal WHB, heated towel rail and mirrored cabinet.

West terrace

(4.9m x 1.89m)

Spacious, covered terrace off the living room with views over the internal gardens.

East terrace

(4.95m x 1.82m)

Spacious, east-facing, covered terrace accessed from both double bedrooms, with beautiful leafy views over the internal landscaped gardens.

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