

SHREWSBURY
SQUARE

BALLSBRIDGE DUBLIN 4



No.28 Shrewsbury Square



No. 28 Shrewsbury Square, Sandymount Avenue, Dublin 4

DNG are delighted to present to the market No 28 Shrewsbury Square. This stunning triple aspect ground floor apartment is positioned in a prime position within the exclusive Shrewsbury Square development which is situated on Sandymount Avenue and conveniently located immediately adjacent to the Sandymount DART station and the InterContinental Dublin Hotel, within the leafy confines of Dublin's 'Embassy District'.

Shrewsbury Square is an exclusive gated residential development, comprising three blocks of superbly appointed apartments and penthouses. Residents also enjoy the convenience of an excellent full concierge service on site. Located within walking distance of the RDS, The Aviva, Herbert Park and some of the city's finest hotels and restaurants, Shrewsbury Square conveys elegance and sophistication. This is quite literally the most sought-after residential address in the capital.

Description

No. 28 Shrewsbury Square is an exceptional triple aspect corner ground floor apartment, extending to c. 103 sqm, and benefiting from light filled, spacious and airy accommodation. The accommodation comprises a large entrance hallway, cloakroom, main bathroom, large open plan living/kitchen/ dining room and 2 double bedrooms (master ensuite). No. 28 is yet further enhanced by its two balconies overlooking the most magnificent, landscaped grounds and its own allocated underground car parking space and storage unit.



Special Features

- ◆ Stunning two bedroom triple aspect corner ground floor apartment in this exclusive residential development
- ◆ Located a stone's throw from Sandymount Village, Ballsbridge Village, Sandymount DART station, The Aviva, The RDS, Sandymount Strand and a host of other local amenities, all within walking distance. Designated underground car parking space + storage unit
- ◆ Two large Balconies
- ◆ Triple aspect apartment
- ◆ Ground floor corner unit
- ◆ Manicured and exceptionally well - maintained communal gardens and grounds
- ◆ BER B3
- ◆ Size: c. 103 Sqm/1108 sq ft.
- ◆ Annual service charge c. €4,848.00



Accommodation

Entrance Hall

5.455 x 1.85 + 5.003 x 1.088

Cloakroom

5.455 x 1.85 + 5.003 x 1.088

Cloakroom with shelving

Open plan living/ dining room

11.017 x 4.997

Open plan with part tiled floor, part carpets. Access to large L shaped balcony.

Kitchen

2.707 x 3.84

Including: Gaggenau built in dishwasher & 6 ring gas hob, Indesit integrated washing machine, Kupperbusch double oven, Hotpoint Microwave, Siemens Coffee machine

Master Bedroom

2.995 x 5.624

Fitted wardrobes, door to 2nd balcony, ensuite.

Ensuite Bathroom

2.959 x 2.063

Tiled, W.H.B, W,C, shower, bath, wall window

Bedroom 2

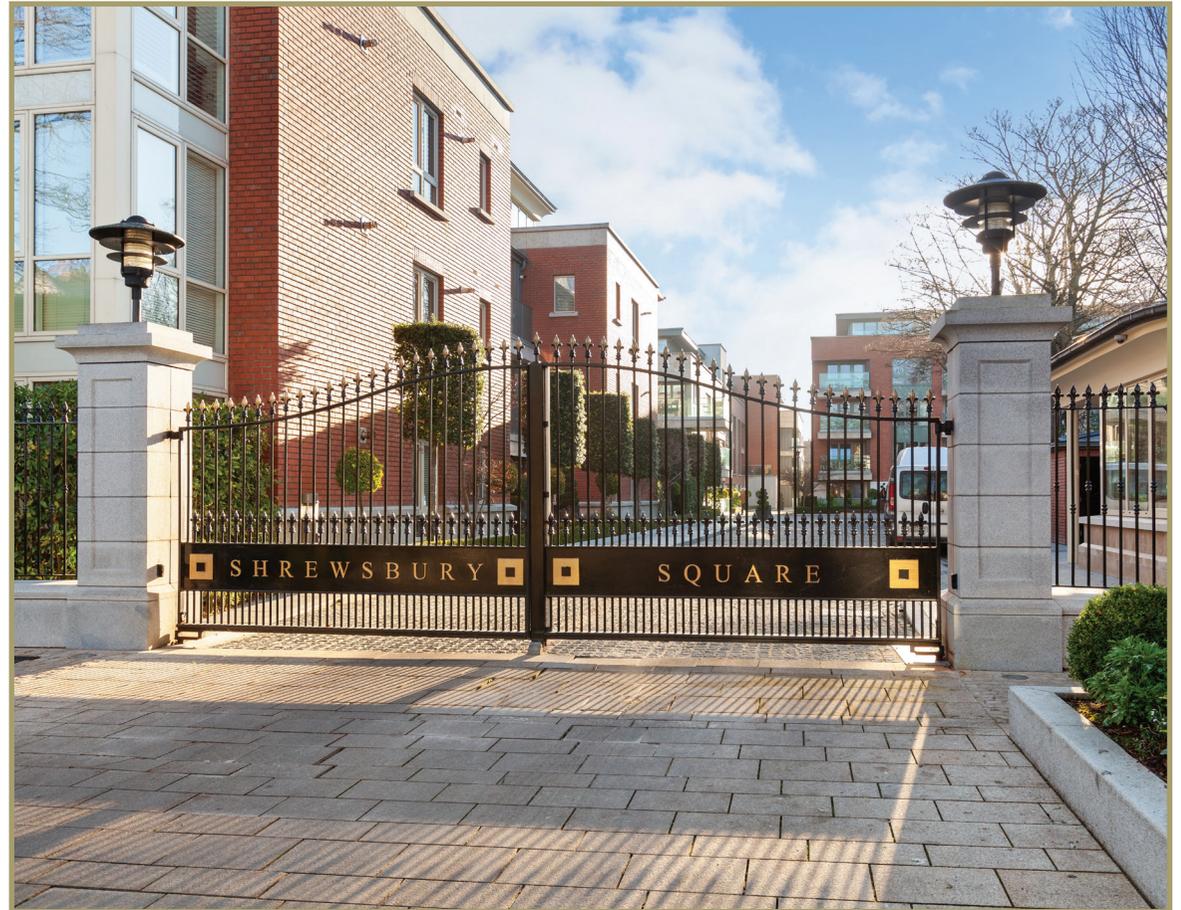
3.00 x 4.365

Fitted wardrobes, access to 2nd balcony

Bedroom 2

1.769 x 2.539

Tilled, W.H.B, W.C



Asking Price €765,000

BER B3

DNG New Homes
30 Leeson Park, Ranelagh, Dublin 6

+353 (0) 1 4912600

INCORPORATED IN IRELAND
DNG
NEW HOMES

PSL No. 004017



Messrs. DNG for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. DNG has any authority to make or give representation or warranty whatever in relation to this development.