

BER B3



2 Shrewsbury Park  
Ballsbridge, Dublin 4

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A unique opportunity to acquire a truly stunning modern home designed and built to exacting standards by de Blacam and Meagher Architects / Lyons Kelly, the quality of which is rarely offered to the market. Set on a generous, wide, site of approximately 0.2 acre (0.08 of a hectare), ideally located a short walk from Ballsbridge Village and DART.

de Blacam and Meagher / Lyons Kelly have created a truly modern classic, designing two wings which create a U shape around the garden, with the join of the "U" being one storey allowing the evening light to enter the enclosed central courtyard which floods the main living accommodation with light. The central courtyard also has the incredible effect of elongating the garden.

The very creative and considered design can be seen throughout the property from the external wall cladding creating raised planter boxes for climbing rose and clematis, stunning entrance hall, bespoke bronze handrail and metal spindle bronze staircase, Iroko windows and doors, long bench in the kitchen from which one can enjoy views over the garden, ground floor ceiling finished in strips of limed poplar which make the rooms feel cosy despite the 3.30m high ceilings with the added functional benefit of helping the acoustics, and indeed the internal study with Crittall style glazed walls & door.

Shrewsbury Park enjoys a location of unparalleled convenience being a short walk to Ballsbridge Village with its wide range of specialist shops, restaurants, and pubs. The Intercontinental Hotel is close by, as is the DART station on Sandymount Avenue. The property is a short stroll from META HQ at Fibonacci Square, The Aviva Stadium, and is within walking distance of the financial heart of Dublin City Centre. Sandymount and Donnybrook Villages are also close by.



## 2 Shrewsbury Park, Ballsbridge, Dublin 4

### Features

- Truly stunning contemporary detached home designed by de Blacam and Meagher / Lyons Kelly
- Uniquely stylish interior designed around a central courtyard flooding the principal living rooms with natural light.
- Unique design features throughout the property.
- Roof terrace.
- Beautifully landscaped mature gardens.
- Highly sought-after and convenient location a short walk from Ballsbridge village and Dart.
- Gas fired underfloor central heating downstairs and in the master bedroom suite.
- Generous wide southerly facing site of approx. 0.2acre (0.08 hectare).
- Iroko windows and doors.
- Enclosed study with Crittall style windows and doors.
- Copper sloping roofs, gutters, and downpipes.
- Slate covered windowsills.
- Oak parquet flooring throughout.
- bulthaup kitchen.
- Feature ground floor ceiling finished in strips of limed poplar.
- 3.3 meter ceilings.
- Floor area 296sqm (3,186 sq.ft).
- Bespoke fitted cabinetry throughout.







## Accommodation

**Outer Hall:** 1.65m x 1.65m (5'5" x 5'5")

**Reception Hall:** 6.00m x 3.40m (19'8" x 11'2") impressive reception hall with feature picture windows overlooking the rear and limestone floor.

**Inner Hallway:** oak parquet flooring, steps down to sitting room, oak staircase to first floor, panelled cloaks hanging area, and door leading to the

**Sitting Room:** 8.00m x 4.70m (26'3" x 15'5") with oak parquet flooring, gas stove by Wanders, picture windows overlooking courtyard and garden, door to outside.

**Study:** 3.06m x 4.70m (10' x 15'5") with feature Crittall glazed walls & door, built in oak shelving.

**Cloakroom:** with wc, vanity wash hand basin, tiled floor and walls, heated towel rail.

**Utility Room:** 2.95m x 2.10m (9'8" x 6'11") with tiled floor, part tiled walls, wall and floor presses, sink unit, door to side.

**Kitchen/Breakfast Room:** 7.80m x 5.15m (25'7" x 16'11")

with picture windows overlooking the courtyard and garden, extensive hardwood window seat, oak parquet flooring, bulthaup kitchen by McNally Living, Gaggenau appliances including steam oven, oven, dishwasher, extractor, five ring ceramic hob, fridge and freezer, centre island with quartz worksurface with three pendant lights over.

### First Floor

**Landing:** 6.60m x 1.80m (21'8" x 5'11") with extensive range of oak built in wardrobes and drawers.

**Bedroom 1:** 3.20m x 3.60m (10'6" x 11'10") with windows overlooking roof terrace, oak parquet flooring.

**Bathroom:** with hexagonal tiled floor and walls, Duravit bath, wash hand basin, wall hung wc, marble splashback, art deco style medicine cabinet, large step in Grohe shower with raindrop showerhead and separate handset, heated towel rail.

**Bedroom 2:** 3.15m x 4.15m (10'4" x 13'7") with timber panelled wall, built in solid oak desk with four drawers and shelving above.

**Bedroom 3:** 4.10m x 3.15m (13'5" x 10'4") with built in solid oak desk with four drawers and bronze ironmongery.

**Master Bedroom:** 4.30m x 3.00m (14'1" x 9'10") with oak panelled walls, oak parquet flooring, oak panelled walls.

**Bathroom Suite:** 5.20m x 2.50m (17'1" x 8'2") with oak parquet floor, art deco style vanity wash hand basin with marble surround and splashback, oak drawers and shelving, chrome medicine cabinet, heated towel rail, Bette bath with marble surround and splashback, large Grohe shower with raindrop showerhead and handset, marble seat, tiled walls, underfloor heating.

**Studio/Bedroom 5:** 4.15m x 4.25m (13'7" x 13'11") with French oak panelled walls, door to previous bathroom, Duravit sink unit, feature floor to ceiling windows.

**Roof Terrace:** 3.70m x 5.85 (12'2" x 5.85) decked area which is accessed from the studio via stable door.

## BER Information

BER: B3

BER No.: 117384222

EPI: 136.61 kWh/m<sup>2</sup>/yr

## Eircode

D04 P766









## Outside

As previously mentioned, the property is set on a very generous wide southerly facing site extending to approximately 0.2 acre (0.08 of a hectare). The front garden is largely gravelled boarded by an extensive array of mature shrubs, bushes, trees, and plants. There is good off street carparking with separate pedestrian entrance with limestone path leading to the hall door.

The southerly facing rear garden is well walled, laid out in lawn with brick patio, raised flower beds, and an abundance of mature shrubs, bushes, birch trees. Iroko green house. Potting Shed 1.60m x 4.35m (5'3" x 14'3") with brick floor & cold water tank. Attractive metal trellis gate leading to the brick paved side. Copper faced planters with jasmine.



FLOOR PLANS Not to scale - for identification purpose only.



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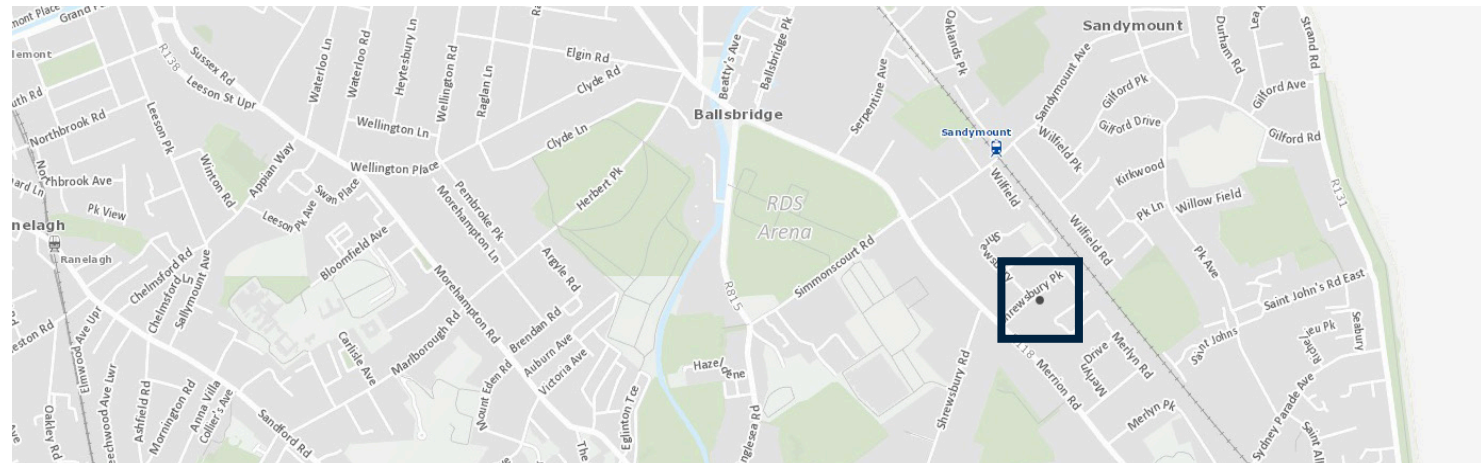
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