



15 Shrewsbury Park, Ballsbridge, Dublin 4.

 **HUNTERS**  
ESTATE AGENT

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**BER D2**



# For Sale by Private Treaty

For Sale by Private Treaty Hunters Estate Agent are proud to present to the market this immaculately presented 4 bedroom Townhouse, set in the exclusive development of Shrewsbury Park in the heart of Dublin 4.

No. 15 Shrewsbury Park is an exceptional light filled property which offers accommodation of generous proportions, extending to approx. 172sq.m. / 1846sq.ft. and briefly comprises of entrance hallway, living room, dining room, sunroom/ breakfast room, kitchen and utility room while upstairs comprises of 4 bedrooms, master ensuite and family bathroom.

A cobblelock driveway provides off street parking for 2 cars within this exclusive development and the common areas are excellently maintained 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, R.D.S., the Aviva Stadium, Lansdowne and Sydney Parade DART Station. Many of Dublin's commercial centres such as 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 Airport via the Port Tunnel.

Viewing is highly recommended.

## SPECIAL FEATURES

- » Beautiful 4 Bedroom Townhouse.
- » Approx. 171 m.sq / 1,846 sq.ft »Tranquil Residential Gated Development.
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- » Prime location in the heart of Dublin 4 with the convenience of being within walking distance of Dublin`s Central Business District and St. Stephen`s Green.
- » The villages of Ballsbridge and Donnybrook are a short stroll away with their array of fashionable shops, boutiques and restaurants. A wide range of recreational facilities are nearby such as Herbert Park with its expansive grounds catering for an extensive range of amenities that include bowling greens, football pitches, tennis courts, children`s playground and leisurely strolls around the duck pond.
- » 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 landmarks.
- » There is an excellent choice of schools and third level colleges on hand to include St. Conleths`s College, Muckross College, St. Michael`s College, Loreto College St. Stephen`s Green, St. Mary`s National School, St Teresians, UCD 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 city centre and suburbs.
- » Gas fired central heating.
- » Off street parking for 2 cars.



# ACCOMMODATION

## ENTRANCE HALLWAY

0.99m (3.25ft) x 1.57m (5.15ft)  
Cornicing, dado rail and tiled floor

## GUEST WC

1.46m (4.79ft) x 0.89m (2.92ft)  
Incorporating WC and wash hand basin.

## INNER HALLWAY

1.96m (6.43ft) x 4.49m (14.7ft)  
Under stairs storage, cornicing, dado rail, intercom and laminate floor.

## LIVING ROOM

3.76m (12.34ft) x 5.86m (19.23ft)  
Attractive cornicing, ceiling rose, marble fireplace, coal effect gas fire, wall lights and feature bay window, double doors leading to:

## DINING ROOM

3.29m (10.79ft) x 5.86m (19.23ft)  
Ceiling rose, cornicing, laminate floor. Sliding doors lead to:

## SUNROOM/ BREAKFAST ROOM

6.47m (21.23ft) x 6.89m (22.60ft)  
Attractive cornicing, ceiling fan, recessed ceiling lights, laminate floor.  
Double doors lead to rear garden. 3 large Velux windows and door to side entrance.

## KITCHEN

2.58m (8.46ft) x 5.81m (19.06ft)  
Incorporating wall and base kitchen units, oven, hob, extractor fan, dishwasher and fridge freezer

## UTILITY ROOM

1.81m (5.94ft) x 1.34m (4.39ft)

## FIRST FLOOR

Landing with dado rail, hotpress and attic access.

## BEDROOM 1

3.56m (11.68ft) x 2.56m (8.39ft)  
Overlooking rear garden with fitted wardrobe.

## BEDROOM 2

2.64m (8.66ft) x 2.56m (8.39ft)  
Overlooking rear garden with fitted wardrobe.

## BATHROOM

2.17m (7.12ft) x 1.65m (5.41ft)  
Suite incorporating WC, wash hand basin, bath with electric shower, tiled floor and splashback and Velux window.

## BEDROOM 3

1.88m (6.17ft) x 3.18m (10.43ft)  
Overlooking front garden with fitted wardrobe.

## BEDROOM 4 / MASTER

4.23m (13.88ft) X 3.89m (12.76ft)  
Large feature bay window/ tower feature, fitted wardrobe, attractive cornicing and ceiling rose.

## ENSUITE

2.09m (6.86ft) x 2.44m (8.01ft)  
Incorporating WC, wash hand basin, Shower cubicle with electric shower, tiled floor and splashback.



## OUTSIDE

### REAR GARDEN

7.54m (24.74ft) x 9.66m (31.69ft)

Paved with lawn, fenced on all sides, hedging to the rear, shrubs, outdoor lighting, Barna shed. North Easterly aspect.

### FRONT GARDEN

Cobblelock driveway with off street parking for 2 cars. Bordered by laurel hedging and adjoining lawn, shrubs and plants.

## BER DETAILS

BER Rating: D2

BER Number: 109033290

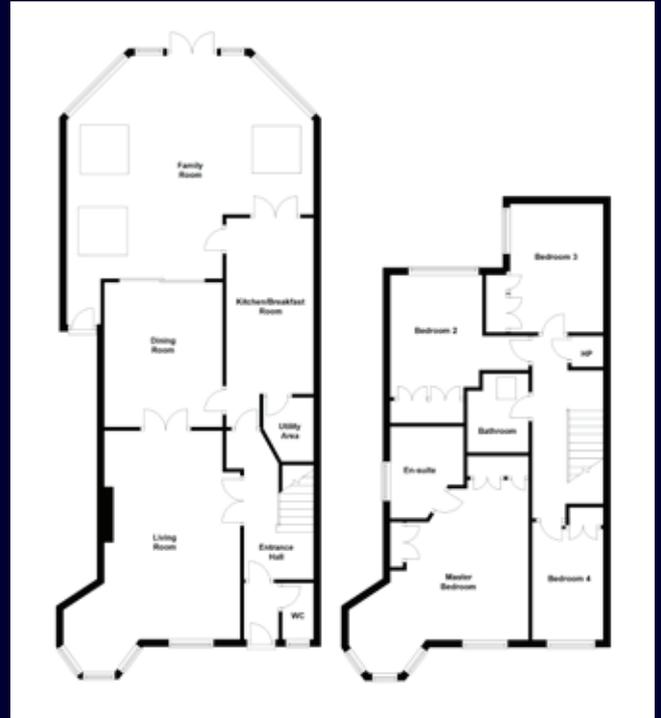
Energy Performance Indicator: 261.96 kWh/m<sup>2</sup>/yr

## DIRECTIONS

Coming from Ballsbridge continue out of town along Merrion Road, turn left into Shrewsbury Park, the property is on the left as you come into the development.

## VIEWING

Strictly by prior appointment with sole selling agent, Hunters Estate Agent, City Centre on 01 668 0008 or email: [citycentre@huntersestateagent.ie](mailto:citycentre@huntersestateagent.ie)



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T 01 668 0008 E [citycentre@huntersestateagent.ie](mailto:citycentre@huntersestateagent.ie) W [www.huntersestateagent.ie](http://www.huntersestateagent.ie)

St Martin's House, Waterloo Road, Dublin 4

2 Brighton Road, Foxrock, Dublin 18

4 Castle Street, Dalkey, Co. Dublin

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