

BER C1



102A Shrewsbury
Ballsbridge, Dublin 4

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102A Shrewsbury, Ballsbridge, Dublin 4

102A Shrewsbury is a stunning detached family home, exceptionally well located in a quiet, gated development off Merrion Road, just a short walk from the vibrant neighborhoods of Ballsbridge and Donnybrook. This fully refurbished property offers an abundance of space and natural light, making it the perfect home for modern family living. Set back behind electronic gates, the property provides ample off-street parking and a high level of privacy—rarely found in such a prime location.

Upon entering, there is a wonderfully bright reception hall with an interior courtyard, leading into a spacious drawing room with views over the meticulously landscaped garden, creating a warm and inviting atmosphere. Adjacent to the drawing room, the dining and living area opens up, offering a seamless place for relaxation and entertainment with double doors leading out to the garden. The spacious kitchen is fully equipped with top-of-the-line appliances, combining both style and functionality. The ground floor also features a utility room, a versatile bedroom, and a home office—perfect for remote work or a quiet study.

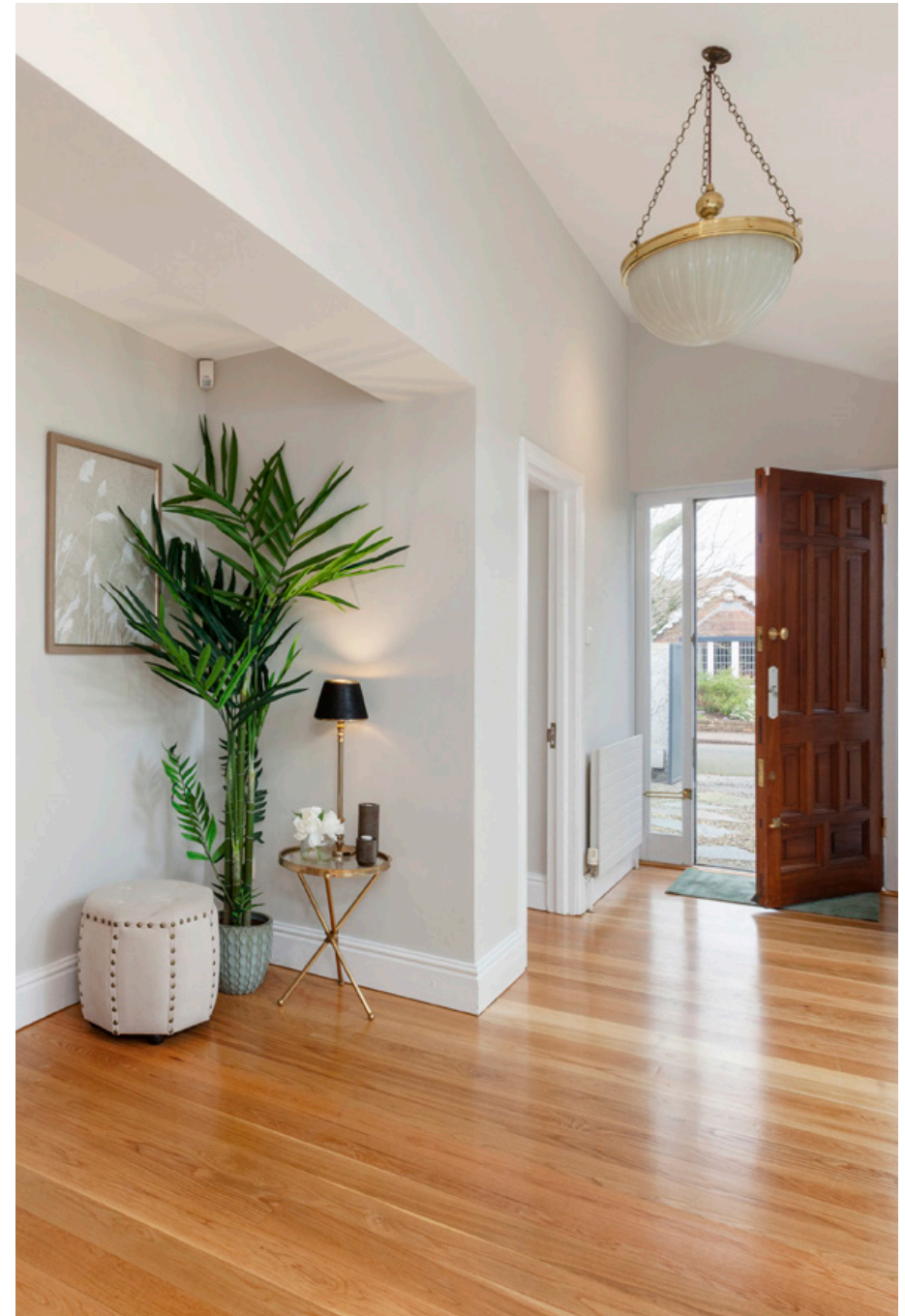
Upstairs, the home boasts two generous double bedrooms, both with en-suite bathrooms. The master bedroom overlooks the back garden.

The rear garden is a standout feature, enjoying all-day southwest-facing sunshine, offering exceptional privacy and seclusion. At its heart lies a circular lawn, bordered by decorative stones, trees, and vibrant flowerbeds. A charming deck accessible from the living room - provides the perfect spot for alfresco dining and relaxation.

The location of 102A Shrewsbury is unparalleled. Situated on the main avenue of this quiet, private development, it offers easy access to esteemed schools such as St Michael's College, The Teresian School and Conleths, as well as convenient shopping in the Merrion Centre, Ballsbridge and Donnybrook Villages. A short walk brings you to the RDS, Herbert Park, and the Aviva Stadium. The financial district of the city center, the 3Arena and the Convention Centre are also within easy reach.

Features

- Impressive refurbished detached family home in a quiet gated development
- Ideally located just a short walk from Ballsbridge and Donnybrook Villages, close to schools and amenities.
- Exceptionally presented living spaces
- Secure off-street parking behind electronic gates
- Private and secluded southwest-facing landscaped rear garden
- Extensive use of solid timber flooring throughout the ground floor
- Gas Fired central heating
- Two open-fire places
- Floor area approximately 163sq.m (1,754sq.ft)







Accommodation

Hallway: 2.8m x 5.7m (9'2" x 18'8") Wonderfully bright hallway with attractive timber floor and guest w.c off. There are doors out to a courtyard making the most of the morning sunshine. There is an attractive staircase leading to the first floor.

Guest WC: WC, WHB & window to front

Drawing Room: 4.3m x 5.9m into bay (14'1" x 19'4" into bay) Beautiful reception room with large picture window featuring a window seat and attractive fireplace with timber surround.

Dining / Living Room: 4.3m x 4.5m (14'1" x 14'9") Bright room with double doors opening out to a modern deck overlooking the garden. The room has an open fire and two glass panelled doors leaving through to the kitchen.

Kitchen: Well-appointed kitchen with range of floor and eye level units. Integrated De Dietrich hob, extractor fan and Gaggenau integrated oven, De Dietrich fridge/freezer, integrated bin

system, Miele dishwasher, door out to garden.

Utility Room: 1.7m x 1.6m (5'7" x 5'3") Providing good storage, sink & provision for washing machine & dryer

Home Office: 3.5m x 2.7m (11'6" x 8'10") Nice room with views over the front of the house.

Bedroom 3: 3.6m x 3.7m (11'10" x 12'2") Generous double bedroom located to the front of the property.

First Floor: Excellent natural light provided by several windows

Bedroom 2: 4.2 x 4.5 A double room to the front of the property with wardrobe and ensuite bathroom.

En-suite Shower Room: Shower, WC, WHB

Main Bedroom: 5.2m x 4.5m (17'1" x 14'9") Double bedroom overlooking the rear garden. Ensuite bathroom.

Ensuite Bathroom: Bath with shower attachment, WC, WHB, window to side

Outside: A particular feature of this home is the magnificent rear garden extending to approximately 16m the garden is mainly laid in lawn and benefits from all day southwest sunshine. There is a newly constructed decked area which is a lovely space from which to enjoy al fresco dining. To the side of the home there is an attractive courtyard off the hallway which adds wonderful natural light into the house. An electric gated driveway to the front provides secure private carparking.

BER Information

BER: C1

Eircode

D04 1155

Service Charge

€1,130 per annum approx.





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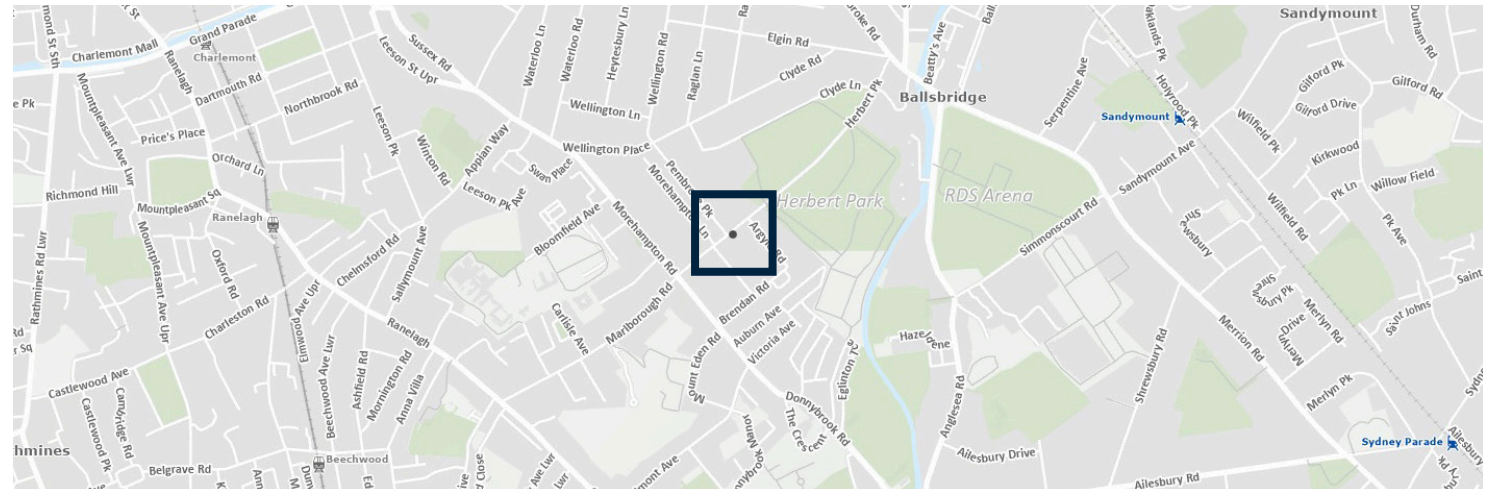
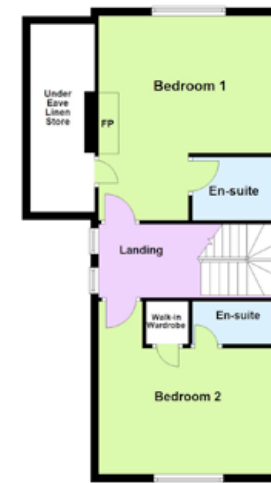
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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