

For Sale by Private Treaty



4 Shrewsbury Court,
Ailesbury Road,
Ballsbridge,
Dublin 4.

BER Details

BER D2
BER Number: 111086799
Energy Performance Indicator:
268.21kWh/m2/yr
PSRA Licence Number: 002226

Viewing
Strictly by appointment only
through sole selling agents
McNally Handy & Partners.

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mcnallyhandy.ie

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A unique opportunity to acquire a three-bed duplex apartment located on Ailesbury Road within the small exclusive development of Shrewsbury Court. Apartment No.4 boasts approx. 184 sqm (1,980sqft) of living accommodation located over two floors with all the rooms being bright, spacious and each bedroom ensuite. The accommodation briefly comprises of entrance hall, living room with dining area leading into kitchen, private lounge or home office and bedroom one with ensuite along with guest cloakroom room/utility. On the upper floor there are two more bedrooms, both ensuite, with additional storage space. This property offers endless potential for its new owner to create a superb spacious home for themselves. There is the benefit of lift access to all floors and 2 secure off-street carparking spaces.

Location

Located on Ailesbury Road this address is much sought after with its close proximity to Dublin's City Centre and both Donnybrook and Ballsbridge villages are a leisurely stroll away where there is an abundance of shops, cafés and restaurants. There are a host of primary, secondary schools and colleges located close by. The area is well serviced by both the DART at Sydney Parade and various Dublin Bus routes, recreational amenities to include the RDS, Herbert Park and the David Lloyd Riverview club.

**McNally
Handy**



Accommodation

Ground Floor

Entrance Hall:

With timber flooring, which leads into

Drawing Room:

Bright and spacious, timber flooring, marble gas fire with slate hearth, large bay windows with views over communal gardens

Dining Room:

Timber flooring door leading into

Kitchen:

Fully fitted kitchen with timber flooring and access out onto balcony

Lounge/Home Office:

Gas fire with slate hearth and bay window with views over communal gardens

Bedroom 1:

Bright and spacious with bay window and ensuite (WC, wash hand basin and bath)

Guest Cloakroom/Utility: WC, wash hand basin and plumbed for washing machine and dryer

Additional storage located underneath the stairs

Upper Floor:

Stairs case which leads into:

Master Bedroom:

Plentiful storage located within the eaves, Velux windows and access door to additional entrance and lift. Ensuite with double shower, WC and wash hand basin

Bedroom 3:

Ample storage located within the eaves, Velux windows. Ensuite with double shower, WC and wash hand basin

Features and Services

- Convenient location
- Exclusive development
- Parking for 2 cars
- Lift access to all floors
- Gas fired central heating

Management Details

Management Company: Core Property Management

Service Charge 2020: €4,500

Price: POA