

APARTMENT 65, BLOCK C

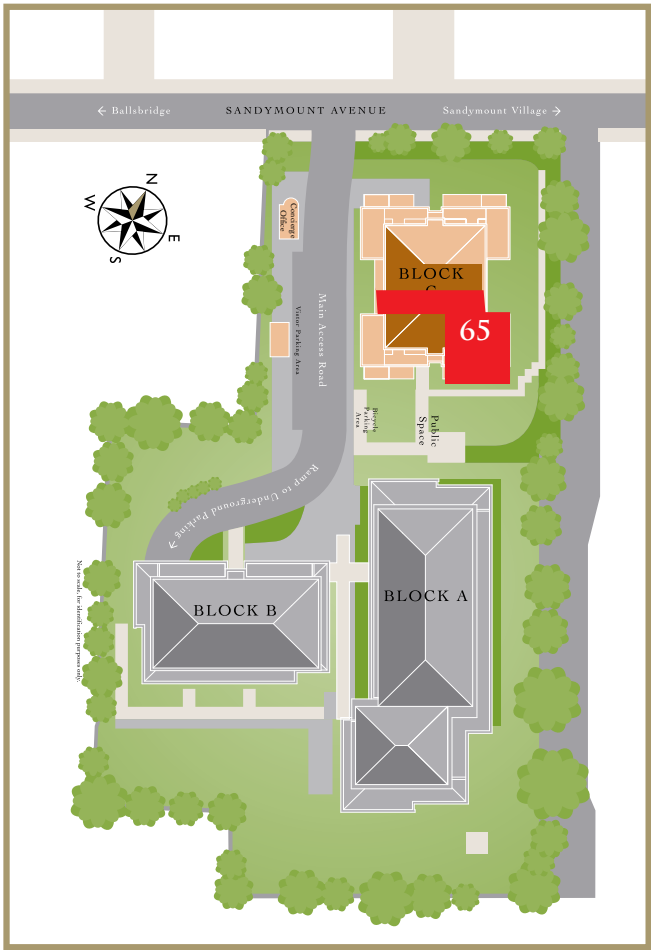
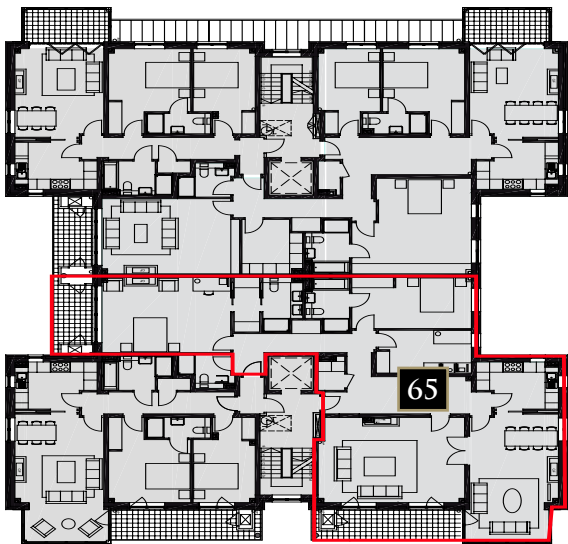
SHREWSBURY SQUARE

3 bedroom, First Floor Apartment, c. 179 sq.m. (1927 sq.ft.)



SHREWSBURY
SQUARE

BALLSBRIDGE DUBLIN 4



Not to scale. For identification purposes only.

Specification for Apartment 65 Shrewsbury Square:

ENTRANCE HALL

- Luxurious Crema Marfil Alicante marble stone floors.
- Built-in storage closet / Cloak room.
- Larger reception hall.
- Utility Store off hall way also.

KITCHEN

- Kitchen is contained in a separate room, with dual access to the hall and living room.
- Great natural light in the kitchen from the two dual aspect windows.
- State-of-the-art SieMatic kitchen featuring many unique storage solutions in a range of floor and eye level units.
- SieMatic design marble stone worktop
- Gaggenau built-in appliances: dishwasher, 6 ring gas hob, fridge/freezer.
- Küppersbusch washer/dryer, microwave, double oven.
- Gaggenau extractor fan and Siemens coffee maker.
- Luxurious Crema Marfil Alicante marble stone floors.

LIVING ROOM & DINING ROOM

- Luxurious Crema Marfil Alicante marble stone floors.
- Wired for Media Centric home entertainment system through the apartment.
- Stylish gas fire.
- Wired for projector & screen
- Unique internal winter garden glazed area which offers a bright dining experience.
- Access from the living room onto the south facing balcony.
- Separate double door entry into the drawing room/ sitting room.

DRAWING ROOM / SITTING ROOM

- Separate double door entry into the drawing room/ sitting room.
- Double access from the sitting room onto the South facing balcony.
- Detailed ceiling cornice.
- Stone mantel piece with electric fire.
- Wired for TV and media.

MASTER BEDROOM

- Velvet Cut Pile 100% Wool Carpet.
- His and Hers Custom designed Italian styled wardrobes.
- TV and media connection point
- Homely bedroom gas fire opposite the bed.
- Terrific West facing balcony with frosted glass for privacy. Stores on balcony also.



ENSUITE

- His and Hers Villeroy & Boch wash hand basins & fittings sitting on large custom made furniture cabinet.
- Luxurious Crema Marfil Alicante marble stone wall and floor tiles.
- Zehnder Toga heated towel rail.
- Shower unit with Hans Grohe shower accessories.
- Underfloor heating.

SECOND BEDROOM

- Velvet Cut Pile 100% Wool Carpet.
- Custom designed Italian styled wardrobes.
- TV and media connection point .

ENSUITE

- Villeroy & Boch bathtub and fittings.
- Luxurious Crema Marfil Alicante marble stone wall and floor tiles.
- Separate shower unit with Hans Grohe shower accessories.
- Zehnder Toga heated towel rail.
- Villeroy & Boch wash hand basin & fittings sitting on a custom made furniture cabinet.
- Underfloor heating.

THIRD BEDROOM

- Velvet Cut Pile 100% Wool Carpet.
- Custom designed Italian styled wardrobes.
- TV and media connection point.

MAIN BATHROOM

- Shower unit with frameless glass shower doors.
- Luxurious Crema Marfil Alicante marble stone wall and floor tiles.
- Hans Grohe shower accessories.
- Underfloor heating.
- Villeroy & Boch wash hand basin & fittings.

ACCESSORIES

Doors:

- 2.3m high solid cherrywood with detailed inlay.
- Ensuite door, cherrywood with glazed panel.
- All doors complete with architectural ironmongery and glass door knobs.



Heating:

- State-of-the-art gas fired central heating system.

Windows:

- Dansk composite maintenance-free double glazed windows, with powder coated aluminium exterior and painted timber framed interior. Large winter garden glazing in living room.

Internal Lighting:

- Recessed spot lighting throughout the apartment.

Balconies:

- Apartment has two balconies; one facing West off master bedroom and one facing south off the living room and sitting room.
- Feature frosted frameless balconies incorporating laminated glass with stainless steel handrails.
- An external water tap for gardening and cleaning is located on the balcony.
- An electrical external waterproof socket for DIY is located on the balcony.
- Further storage area is located in balcony store.

Storage:

- Additional storage facility located adjacent to designated underground car parking spaces.

Security:





- Electronically controlled security gates leading to secure underground car park, also accessible by lifts from each apartment block.
- Video intercom entry system.
- Wired for burglar alarm system.
- Direct line to Concierge Office

Structural Guarantee

- Covered by ‘HomeBond’ 10 Year Structural Guarantee

Individual Features

- The 3 bed home has fantastic views over the manicured landscaped gardens and is very private.
- This apartment has a triple aspect. It is designed to take account of the sun throughout the day. The living room and sitting room balcony faces South and the master bedroom balcony faces West.
- The residence has a remarkable flow to it when one travels from the wide entrance hall into the living room and into the sitting room.
- The apartment contains three different fires.
- There is only one other apartment on this floor.
- The apartment comes with two designated car parking spaces.

Developer	Marketing Suite	Joint Agents	
	 667 5026	 491 2600	 631 8402

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