

For Sale

Asking Price: €850,000

Sherry
FitzGerald



2 Cloister Way, Blackrock,
Co. Dublin, A94 D1K7

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BER D1





Number 2 Cloister Way has been upgraded and extended and is ideally situated on a quiet cul-de-sac in this family friendly and highly sought-after development located just off Carysfort Avenue within easy reach of both Stillorgan and Blackrock Villages.

Extending to c. 107sq.m. (1,152 sq.ft) the accommodation briefly comprises; an entrance hallway with guest WC, a living room with bay window overlooking the front and double doors opening into an extended open plan living/dining/ kitchen. This room with wide tiled floor has a modern kitchen with glazed splash backs and upstands, a dining area with a sliding patio door opening into the rear garden and a rooflight overhead flooding the room in natural light.

At first floor level are 3 well-proportioned bedrooms, with the main bedroom spanning the entire width of the property and availing of excellent sliding wardrobes and an en-suite shower room. A family bathroom completes the accommodation at this level. An attic room extending to an additional 22sq.m (236 sq.ft) has fitted wardrobes, excellent under eaves storage and three Velux roof lights.

Externally the property is approached by a driveway to the front providing excellent off-street parking. To the rear the garden measures approx. 9m (29 ft) in length and is laid out with artificial lawn, with planting to the rear, apple trees and Barna shed. The garden has a walled and fenced boundary.

The Cloisters is ideally located in one of Dublin's most sought-after coastal suburbs. It has the great advantage of being a short stroll to Blackrock village with its enviable host of amenities including cafes, restaurants, bars, two shopping centres and a wide variety

of shops as well as the seafront and DART. There is an excellent selection of both primary and secondary schools in the area, Carysfort National School, Blackrock College, St Andrews College to name but a few. Carysfort Park is surrounded by a vast array of facilities and recreational amenities to include Carysfort Park on the doorstep with its large children's playground. The area is very well served by public transport including the DART and QBC on the N11, while the M50 and N11 provide seamless access to the city centre and further afield. This home is sure to appeal to a wide variety of purchasers from first time buyers, young families as well as those trading down.

SPECIAL FEATURES

- Extended open plan kitchen living dining room
- Ideally situated in a quiet cul-de-sac in this highly regarded development
- Floor area of approximately 107sqm (1,152sq.ft.) approx.
- Additional attic room of 22sqm (237 sq.ft.) approx.
- Low maintenance rear garden.
- Excellent public transport including DART and QBC on N11
- Within a short stroll of Blackrock Village
- Surrounded by a host of highly regarded primary and secondary schools

ACCOMMODATION

Entrance Hall With ceiling coving, fuse box, understairs storage, door to Guest WC With tiled floor, wall mounted sink with tiled splash back, wc, extractor fan, recessed lighting.

Living Room With bay window overlooking the front, ceiling coving, timber fireplace with marble insert and hearth and gas inset, double doors to:

Open Plan Living/Dining/Kitchen With tiled floor and recessed lighting
Kitchen With floor and base units, glazed upstands and splash backs. Zanussi electric hob with extractor fan, single bowl sink, plumbed for dishwasher, plumbed for washing machine, integrated oven, integrated fridge freezer, Worcester gas boiler. With large roof light and sliding patio door leading to the rear garden.

Bedroom 1 With window overlooking the front excellent range of sliding wardrobes, door to;

En-Suite With window to front, tiled floors, partially tiled walls, wc, wash hand basin, shower cubicle extractor fan

Bedroom 2 With window to rear and fitted wardrobes and drawers

Bedroom 3 With window to rear and fitted wardrobes

Bathroom With tiled floor, partially tiled walls, bath with shower attachment over, wc, wash hand basin, heated towel rail, extractor fan,

Attic Room With 3 Velux roof lights, excellent under eaves storage and fitted wardrobes

GARDEN

The property is approached to the front by a pillared entrance onto a driveway with excellent off-street parking for up to 4 cars. The garden to the rear measures approx. 9m (29ft) in length and offers a low maintenance option with artificial grass, planting to the rear, apple trees and Barna shed.

BER

BER D1, BER No. 114407877

Energy Performance Indicator: 235.74 kWh/m²/yr





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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.