

For Sale

Asking Price: €895,000



29 Cloister Way, Carysfort Avenue,
Blackrock, Co. Dublin, A94 V9V4

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BER C2





Beautifully presented bright and spacious four bedroomed semi-detached home totalling 123 Sq.m. ideally positioned in this ever popular development in this quiet cul de sac close to Blackrock village and Dart.

Coming to the market in excellent condition throughout the property has much to offer the discerning purchaser. Bright interconnecting main receptions, a modern sleek contemporary kitchen / breakfast room, a private west facing rear garden, ample off street parking and four generous bedrooms combine to captivate.

On entering number 29 you are instantly struck by the sense of light and space. The welcoming entrance hall has the stairs to the upper level and a door to the guest cloakroom with wc. There is a bright main reception with double doors to a dining room to the rear with double doors to the garden. There is a modern kitchen with utility cupboard completing the ground floor. Upstairs there is a bright landing with four double rooms, one ensuite and a main family bathroom.

Cloister Way is ideally located in Blackrock 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, and a wide variety of shops. There is an excellent selection of both Primary and Secondary schools in the area, Carysfort National School, Blackrock College, St Andrews College, Holly park National School and Sion Hill to name just a few in the immediate area. to name but a few. No. 37 also enjoys close proximity to the magnificent public park immediately adjoining the development. The area also has the advantage of great links into the city centre, with the DART, bus

links, N11 and the QBC within close proximity.

Viewing is highly recommended to appreciate all this home has to offer.

SPECIAL FEATURES

- Spacious bright interiors totalling c.123 sq.m.
- Beautifully presented throughout
- bright interconnecting main receptions
- Sleek modern kitchen / breakfast room
- Double doors from the dining room to the rear patio and gardens
- Gated side access to the private west facing rear garden
- ample off street parking to the front
- Four double bedrooms one ensuite
- Gas fired central heating
- Double glazed windows
- Superb location close to all amenities.
- Blackrock village and Dart are within easy reach

ACCOMMODATION

Entrance Hall Spacious and bright with ceiling coving and dado rail. stairs to upper floor and doors to main reception, kitchen and downstairs cloakroom.

Cloakroom Fully tiled floor and partly tiled walls. WC and wall mounted wash hand basin.

Living Room Fine sized bright living room with ceiling coving and wall mounted lights. Attractive fireplace with timber surround and marble and tiled inset and hearth. Double doors to the dining room.

Dining Room Ceiling coving, wall mounted lights and hardwood floors. Beautifully bright with double doors out to the west facing patio and garden. Door to the kitchen.

Kitchen / Breakfast Room Modern sleek kitchen with excellent range of wall and floor units. Gas hob and decorative chimney extractor. Bosch double oven and built in fridge freezer. 1.5 stainless steel sink unit and drainer. Space for dishwasher. Gas fired boiler. Door to side access and rear garden. Double doors to utility cupboard, plumbed for washing machine. space for dryer and additional storage.

Landing with attic access over and door to hot press. Dado rail.

Bedroom 1 Lovely main bedroom which is a good size and overlooks the front garden. Door to ensuite.

Ensuite Fully tiled floor and partly tiled walls. Fully tiled corner shower unit with Triton T90 electric shower. Pedestal wash hand basin with bathroom cabinet and wall mounted light over, Wc. Velux window.

Bedroom 2 Second good sized double bedroom with built in wardrobes. Overlooking the rear garden.

Bedroom 3 Another fine double with polished timber floorboards and built in wardrobes.

Bedroom 4 A fourth double room with a pleasant rear garden aspect. Built in wardrobes.

Bathroom Fully tiled floor and partly tiled walls. Pedestal wash hand basin with wall mounted mirror and light. WC. Bath with shower attachment and Velux window over.

GARDEN

The front garden has off street parking on a cobble lock drive. Mature Buxus hedging and flowering plants and lawned area. Wide gated side access leading to the rear garden.

The rear garden has excellent privacy and has mature borders. Mature shrubs and flowering plants and lawn. Barna style shed. Sunny patio area. Double doors to the dining room. Outside tap

BER

BER C2, BER No. 118176775

Energy Performance Indicator: 182.79 kWh/m²/y



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