

owenreilly

FOR SALE BY PRIVATE TREATY



**2 CLOISTER GATE,
CARYSFORT AVENUE,
BLACKROCK,
COUNTY DUBLIN**

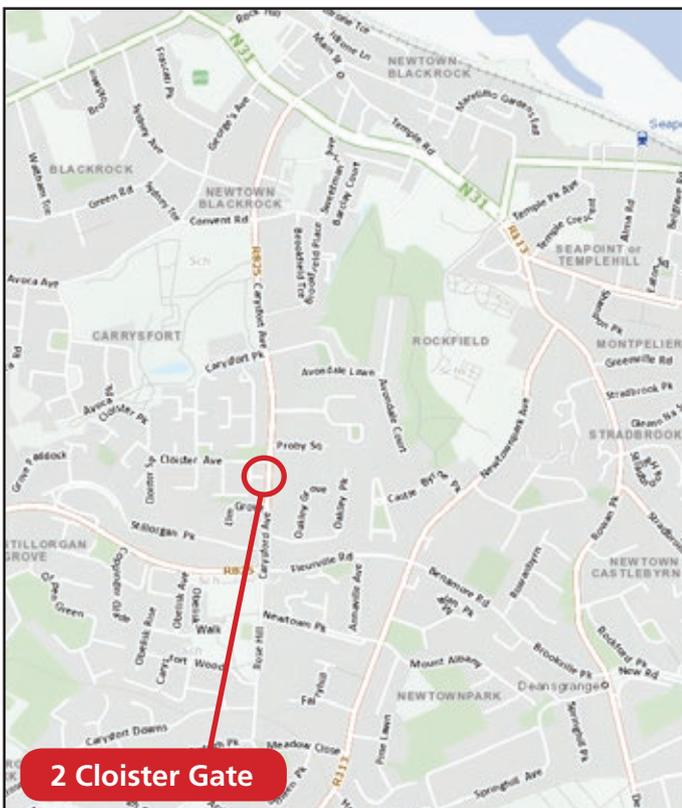
BER C2

DESCRIPTION

Owen Reilly presents this most attractive, three bedroom semi-detached home ideally situated on a quiet cul de sac with a south facing garden to rear. Number two is presented in turn-key condition and has been upgraded to include double glazed windows, contemporary bathrooms and a landscaped garden. The spacious, light filled interior comprises hall with guest bathroom, living room, sitting room with French doors to garden, separate kitchen with high specification appliances, three bedrooms and a superb, upgraded family bathroom. To front there is a cobble-lock driveway providing ample off street parking and a side access to a sun drenched, private garden with a block shed.

LOCATION

Cloister's is a mature and hugely sought after development popular with families. A host of amenities are within walking distance to include cafes, creches, shopping centres, restaurants, parks and some of Dublin's best schools. It also benefits from excellent transportation links including QBC, N11 and DART. Other nearby attractions include Dun Laoghaire harbour with its yacht clubs, marina, piers and coastal walks.



SPECIAL FEATURES

- Spacious semi-detached home
- South facing garden with landscaping
- Presented in turn key condition
- Quiet cul de sac setting
- Renovated bathrooms
- Gas fired central heating
- Separate kitchen
- Two receptions
- Driveway to the front with parking
- Well established neighbourhood
- Host of amenities nearby to includes shops, bars and restaurants
- Easy access of the N11, the M50 and DART.



ACCOMMODATION

Entrance Hall (4.55m x 3.12m)

Inviting entrance hallway with downstairs WC & WHB (1.83m x 1.48m)

Living Room (4.88m x 3.59m)

Spacious room with feature wood burning stove, carpet flooring, and a picture window.

Sitting/dining Room (5.97m x 4.49m)

Bright room with solid timber flooring and French doors leading to the rear back garden.

Kitchen (3.5m x 2.75m)

Fully fitted kitchen with integrated appliances to include Neff oven, hob & extractor fan, Bosch dishwasher and Miele fridge and freezer. Tiled floor. Ample storage. Natural light.

Bedroom 1 (4m x 3.28m)

Double bedroom to rear with carpet flooring.

Bedroom 2 (3.82m x 2.11m)

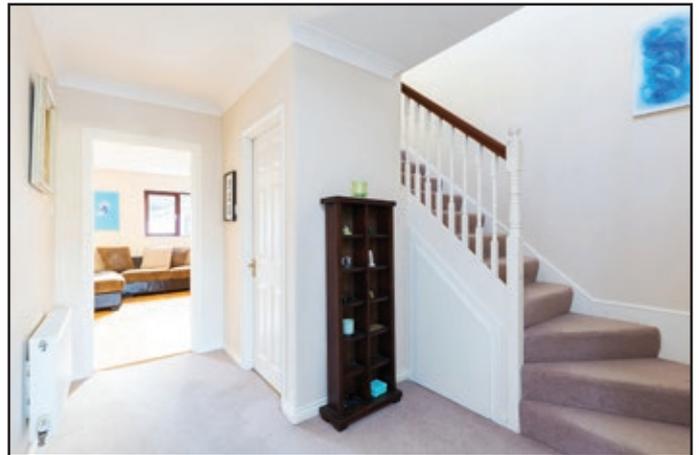
Single bedroom with slide-robe. Carpet flooring.

Bedroom 3 (4.84m x 2.3m)

Double bedroom with carpet flooring and velux window.

Main bathroom (3.04m x 1.79m)

Stylish bathroom with dual wash hand basin, shower, floor & walling tiling, heated towel rail and velux window.



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VIEWING

By appointment

NEGOTIATOR

Owen Reilly &
Angela McCabe

FLOOR AREA

c. 120 sq. m.

BER RATING

C2



Everything we touch turns to...

ALL ENQUIRIES

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