

For Sale

Asking Price: €850,000

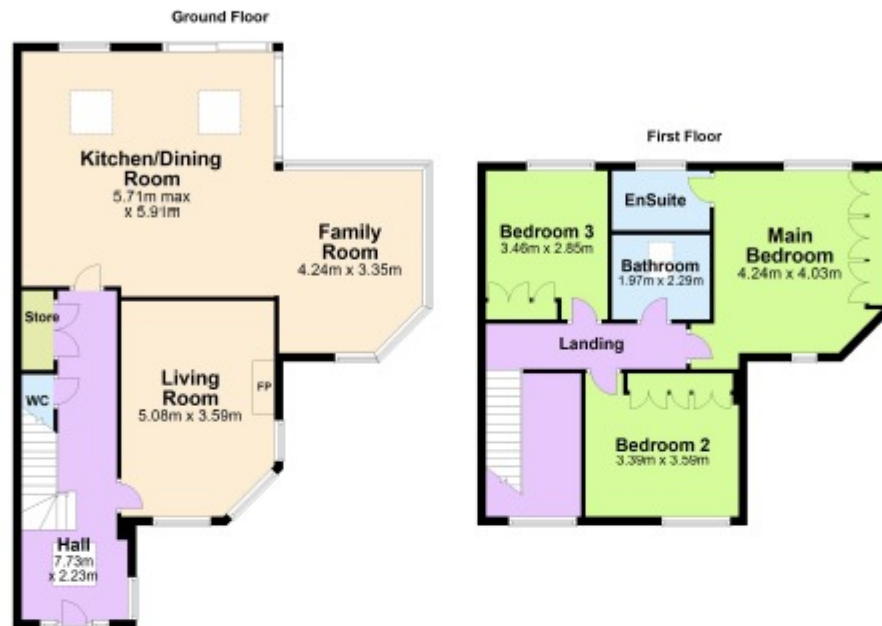


16a Cloister Square, Blackrock,
Co. Dublin, A94 E6X6



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BER C2



Sherry FitzGerald are proud to present to the market number 16a Cloister square a modern, three-bedroom, detached family home located in this highly sought after residential development off Carysfort Avenue. This stylish home measures 146sq.m. approx. and is further enhanced by a rear garden with a large patio area and driveway to the front for two cars.

The accommodation comprises of a welcoming entrance hall which features a double height ceiling, guest wc. A large living room to the front with a natural stone fireplace and bay window overlooking the front. To the rear there is a new open plan kitchen/ dining / family room with bi-folding doors leading to the rear garden. Upstairs the landing leads to all three bedrooms, the main which is dual aspect with an ensuite shower room, two further double bedrooms and a family bathroom. There is attic access via a Stira, and the attic has been floored for storage.

Outside there is a large private garden with granite walls, mainly in lawn there is also a large, paved patio area ideal for entertaining and dining al fresco. This is a lovely safe space for children to play and there is side access to the front. At the front there is a cobble locked driveway which provides parking for two cars.

Cloister square 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, 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, Hollypark National School, and Sion Hill to name just a few in the immediate area. to name but a few. No. 7 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.

This wonderful property is sure to appeal to a wide variety of purchasers and viewing is highly recommended to truly appreciate this lovely home.

SPECIAL FEATURES

- Floor Area: 146sq.m/ 1.572sq.ft approx.
- Newly built in 2014.
- Detached family home.
- Turnkey condition throughout.
- Porcelanosa tiling and bathrooms.
- Cherrywood internal doors.
- Floored attic with Stira access.
- GFCH.
- Private parking.

ACCOMMODATION

Entrance Hall Lovely bright welcoming hallway with double height ceiling, tiled floor, recessed lighting, and there is a lovely feature glass balustrade with metal handrail leading to the first floor.

Guest WC Fully tiled with wash hand basin and wc. Storage Cupboard

Living Room Large room to the front with parquet flooring, stone fireplace with gas inset, bay window overlooking the front and recessed lighting.

Kitchen/Dining Room Stunning space with corner sliding doors leading to the garden. This is really the heart of the home with an extensive range of wall and floor units with centre island, all finished in a cream gloss with coordinating quartz worktops, there is a large window over the sink and tiled flooring with all integrated appliances, induction hob with Bauknecht extractor hood and fan and undercounter led lighting.

Family/TV Room Lovely bright and airy space with semi-solid parquet flooring and large windows overlooking the garden and a large built-in tv unit and shelving.

Landing Lovely bright landing leading to all rooms with gallery feature overlooking the entrance hall.

Bedroom 1 The main double bedroom with dual aspect and with good range of built-in wardrobes, carpet flooring and recessed lighting.

Ensuite Fully tiled wet room with underfloor heating, large shower unit with rain shower head, wash hand basin and wc.

Bedroom 2 Double bedroom to the front with built in wardrobes, carpet flooring and recessed lighting.

Bedroom 3 Double bedroom to the rear with built in wardrobes, carpet flooring and recessed lighting.

Bathroom Fully tiled with skylight, bath and shower unit, wash hand basin, wc and chrome heated towel rail.

GARDEN

Garden mainly in lawn with granite walls, not overlooked, very private and safe space for children to play and large patio area for dining al fresco or just relaxing to enjoy the sunshine. There is side access to the front where the cobble locked driveway provides parking for two cars.

BER

BER C2, BER No. 117272377

Energy Performance Indicator: 178.54 kWh/m²/yr



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