

# For Sale

Asking Price: €765,000



2 Cloister Park, Carysfort Avenue,  
Blackrock, Co. Dublin, A94 W253



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BER C2



Sherry FitzGerald is delighted to present this wonderful mid terrace home located in this popular residential development close to Blackrock village just off Carysfort Avenue.

Nicely positioned within the estate overlooking a large open green leading into Carysfort Park to the front and boasting a sunny southwesterly rear garden which is not overlooked. . No.2 Cloister Park has been well maintained over the years by its current owners. It is an ideal purchase for a first time buyer, family or indeed someone moving from a larger home in the area.

The accommodation is well laid out and currently comprises hallway, living room to the front, guest wc, open plan kitchen/dining room to the rear with sliding doors out onto the sunny rear garden. A utility/larder completes the downstairs accommodation. Upstairs there are three bedrooms, two are double and one single. The main bedroom is en suite and completing the upstairs is the family bathroom. There is attic access via a Stira stairs from the landing.

Cobblelock driveway to front providing off street parking and lawn area to the side.

Sunny westerly facing rear garden extending to approx. 55' Paved patio area with ample space for outdoor furniture.

From the front door you are within walking distance of Blackrock village and the myriad of amenities that it has to offer, including a wide range of specialist shops, restaurants and shopping centres. With fantastic transport links including the DART and QBC. Enjoy pleasant walks along the seafront in Blackrock or closer to home in Carysfort Park. There is an excellent selection of primary and secondary schools close by including Blackrock College, St

Andrews College, Carysfort National School, Hollypark National School and Sion Hill to name but a few within the immediate area.

#### SPECIAL FEATURES

- Sunny southwesterly facing rear garden approx. 55' not overlooked
- Overlooking open green area and park
- Well presented throughout
- Within close proximity of Blackrock village
- GFCH
- Broadband available
- Wired for alarm

**ACCOMMODATION**

Floor Area: 95sq.m/ 1,023sq.ft. approx.

Hall 4.57m x 1.48m Tiled floor, central light, ceiling coving, downstairs storage

WC Tiled floor, central light, wc and wash hand basin.

Living Room Carpet flooring, custom made fitted units, bay window overlooking front, central light, open fireplace with black slate inset, hearth and wooden mantle

Kitchen/Dining Room Tiled floor, country style fitted kitchen units, stainless steel sink unit and drainer, gas oven and hob, integrated dishwasher, tiled splashback. Sliding doors to rear garden. There is a utility larder accessed from the kitchen providing extra storage.

Bedroom 1 Double room overlooking front, carpet flooring, central light, fitted wardrobes.

Ensuite Tiled floor, window to side, fully tiled walls, wc, wash hand basin, wall mirror with shaving light and socket, mirrored wall cabinet, corner shower.

Bedroom 2 Double room overlooking rear, central light, carpet flooring.

Bedroom 3 Single room with carpet flooring, central light, fitted wardrobes and fitted shelving.

Bathroom Vinyl flooring, wc, wash hand basin, tiled splashback, Velux roof light, wall mirror and shaving light and socket.

**GARDEN**

Lovely rear garden with a paved patio area and steps to a lovely lawned area with flower bed borders and timber shed for storage. The garden has the benefit of a south westerly orientation ideal for enjoying the garden to dine al fresco or just enjoy the all day sunshine. It is bordered either side by fencing and not overlooked.

There is a cobblelocked driveway providing off-street parking and a lawned area to the side.

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