

For Sale

Asking Price: €750,000

Sherry
FitzGerald



18 Cloister Close, Blackrock,
Co. Dublin, A94 E6T0

sherryfitz.ie - make and view offers 24/7

BER C3





Total area: approx. 91.2 sq. metres

Nestled within a quiet and highly sought-after cul-de-sac, 18 Cloister Close offers a wonderful opportunity to acquire a beautifully presented three-bedroom terraced home in one of South Dublin's most desirable locations. Tucked away beside the picturesque Carysfort Park and just a short stroll from Blackrock Village, this delightful home combines peaceful surroundings with exceptional convenience. From the moment you arrive, the property's attractive setting is immediately apparent.

Overlooking mature greenery and trees to the front, with the gentle sound of a nearby stream adding to the tranquil atmosphere, the house enjoys a wonderfully private and secluded feel. Off-street parking to the front provides everyday practicality. The well-proportioned accommodation is bright, welcoming and perfectly suited to modern family living. A spacious living room forms the heart of the home, featuring a beautiful marble fireplace with an open fire, creating a warm and inviting space for relaxing or entertaining. Double doors lead seamlessly through to the generous open-plan kitchen and dining area, enhancing the sense of space and flow throughout the ground floor. The kitchen is thoughtfully designed with an abundance of storage and worktop space. Positioned at the window, the sink enjoys delightful views over the sunny south-facing rear garden. The dining area is ideal for both family meals and entertaining guests, while sliding patio doors provide direct access to the beautifully landscaped rear garden.

Upstairs, the accommodation continues to impress with two generously sized double bedrooms, including a principal bedroom with en-suite bathroom. A third spacious single bedroom provides flexibility as a child's room, home office or

guest room. The family bathroom is well-appointed, featuring a bath with overhead shower and a skylight that fills the room with natural light while providing excellent ventilation.

The location is second to none. Cloister Close enjoys immediate access to the wonderful amenities of Blackrock, including an excellent selection of cafés, restaurants, boutiques and shopping facilities. Carysfort Park is quite literally on your doorstep, while excellent schools, public transport links including the DART, and coastal walks are all within easy reach.

This is a rare opportunity to acquire a charming family home in a peaceful residential enclave, perfectly positioned to enjoy everything that Blackrock has to offer.

SPECIAL FEATURES

- Highly desirable cul-de-sac setting in the heart of Blackrock
- Three-bedroom terraced family home
- Low-maintenance outdoor space ideal for entertaining
- Principal bedroom with en-suite bathroom
- Off-street parking
- Attractive outlook over mature trees and greenery
- Moments from Carysfort Park
- Walking distance to Blackrock Village and DART
- Exceptionally convenient South Dublin location

ACCOMMODATION

Floor Area: 92sq.m. / 990sq. ft. approx.

Entrance Hall Bright open hallway with vynal flooring, understair storage, guest WC with floor and wall tiling, WC, washhand basin.

Living Room Large bright living room, marble fireplace with alcoves, bay window. wood flooring double door opening into kitchen.

Kitchen/ Dining Room Open plan kitchen, tiled flooring, floor and wall hung kitchen units, stainless steel sink looking out over the garden. Dining area with space for a family dining table and 4/6 chairs. Glass sliding door leading out to the garden.

Stairs and landing Carpet stairs leading to spacious landing with hot press with built in shelving.

Bedroom 1 Spacious double to the front of house with wood flooring, built in wardrobes.

Shower Room Ensuite With walk in shower wood flooring, window, WC, partially tiled.

Bedroom 2 Double bedroom to the back of house, wood flooring, built in wardrobes, window overlooking the garden.

Bedroom 3 Generous single bedroom with wood flooring, window to the back garden,

Bathroom Spacious bathroom with skylight for natural light and ventilation, wood flooring, tiles walls, wash hand basin, WC, electric shower.

GARDEN

The south-facing garden has been carefully designed for ease of maintenance and year-round enjoyment. Offering a wonderful outdoor retreat, it provides the perfect setting for al fresco dining, summer barbecues or simply unwinding in the sunshine.

BER

BER C3, BER No. 113901532

Energy Performance Indicator: 208.48 kWh/m2/yr





Open 24/7

REGISTER NOW TO SEARCH FOR
PROPERTIES, MAKE AND VIEW
OFFERS, ANYTIME YOU LIKE.



24 HOUR
ACCESS



SEARCH



BOOK
VIEWINGS



MAKE
OFFERS



**Sherry
FitzGerald**

NEGOTIATOR

Gillian Murray
Sherry FitzGerald
8 Main Street
Blackrock Co. Dublin
A94 X9W0
T: 01 2880088
M: 087 638 9977
E: gillian.murray@sherryfitz.ie

MORTGAGE ADVICE

For mortgage advice talk to
Emmet Farrelly
T: 01 2880088
M: 087 1245 891
E: blackrock@sherryfitz.ie

sherryfitz.ie

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.