

BER C2



3 Cloister Grove
Blackrock, Co. Dublin

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INTERNATIONAL REALTY

3 Cloister Grove, Blackrock, Co. Dublin

Superbly situated in this ever popular mature and established development lies 3 Cloister Grove, a very well maintained and spacious three-bedroom home measuring 93sq.m./1,000sq. ft. boasting off street parking to the front and a private garden to the rear. The accommodation is in very good condition throughout and briefly comprises of an entrance hallway off which there is a lovely living room with feature fireplace and bay window to the front, French doors open from here into the well fitted kitchen/breakfast room with sliding doors out to the rear garden. There is also a guest w.c on the ground floor. On the first floor there is a spacious main bedroom with ensuite, a family bathroom and two further double bedrooms.

To the front is a driveway providing off street car parking and a lawned area bordered by mature hedging. To the rear is a private walled garden laid mainly in lawn with patio area. The property benefits from excellent scope to extend to the rear and indeed to convert the attic subject to the necessary planning permissions.

The situation would be difficult to better being within a short stroll of Blackrock village with its array of boutique style shops, restaurants, cafes and bars. There is a delightful park and playground available within the development and further parkland amenities available at both Brookfield Park and Blackrock Park. There is a cycle lane on Carysfort Avenue and there are many bus routes available on the Rock Road and of course the dart in Blackrock village. There are further shopping amenities available close by at Cornelscourt, Stillorgan and Mount Merrion. The property is situated close to some of south county Dublin most highly regarded primary and secondary schools including Carysfort National Nchool, Sion Hill, Willow Park, Blackrock College, St. Andrews, Colaiste Eoin and Iosagain, Loretto Foxrock and Hollypark boys and girls National School to name but a few.

Features

- Nestled in a tranquil cul de sac
- Gas fired central heating ?
- Double glazed windows throughout ?
- Digital security alarm
- Possibility of extension and attic conversion subject to the necessary planning permission
- Park and playground within the development
- Convenient and much sought after location close to a variety of schools, shops, parks and bus routes
- Fitted carpets, curtains, blinds & all kitchen appliances included in the sale



Accommodation

Entrance Hall: 1.935m x 4.88m (6'4" x 16') With laminated floor, and understair storage

Guest w.c: With tiled floor, Ex bel air and w.c

Living Room: 3.67m x 4.73m (12' x 15'6") With laminate floor, bay window, television point, ceiling coving, fireplace with mahogany surround, raised marble hearth and French doors leading through to

Kitchen Dining Room: 4.43m x 5.72m (14'6" x 18'9") With laminate floor, French doors out to garden, ceiling coving, Kitchen is well fitted with a range of floor and eye level units, stainless steel sink unit, window overlooking rear, boiler, Ideal boiler, Beiko freestanding double oven with gas hob, freestanding fridge/freezer and freestanding Zanussi dishwasher

First Floor

Principal Bedroom: 3.5m x 3.1m (11'6" x 10'2") With sliding mirrored wardrobes, vanity area and door leading through to

Ensuite Bathroom: With whb, w.c, full tiled step in Triton shower and Ex bel air

Bathroom: With tiled floor, part tiled walls, w.c, whb, bath with Triton shower over, Velux roof light and Ex bel air

Bedroom 2: 3.26m x 2.67m (10'8" x 8'9") With good range of built in wardrobes and window overlooking rear

Bedroom 3: 2.4m x 2.96m (7'10" x 9'9") With window overlooking the rear

Landing: With hatch to attic and door to hot press

Garden: 5.8 (19')m x 13.0 (42'8")m (length) Mainly laid out in patio and lawn and it is walled

BER Information

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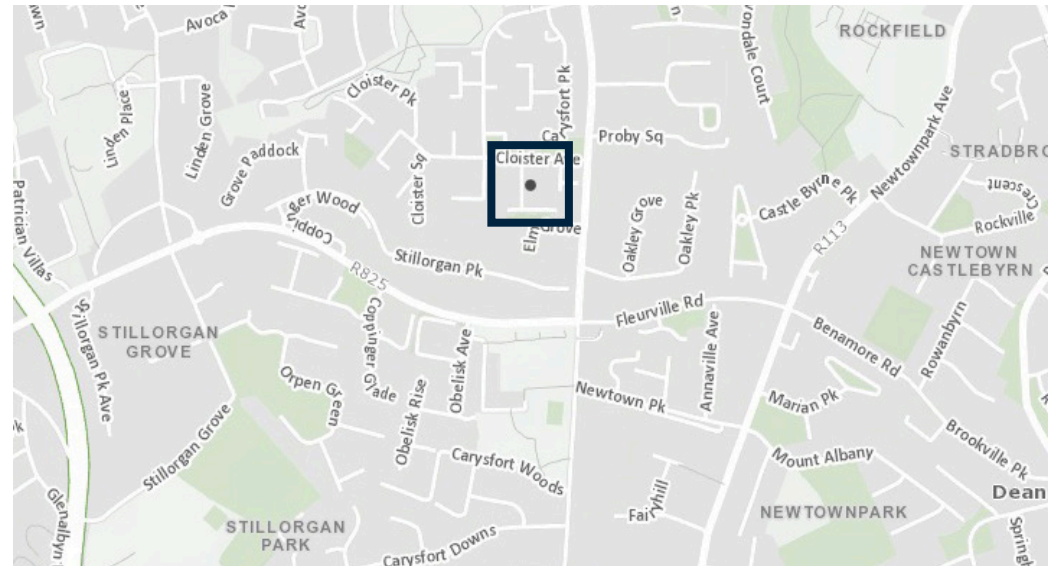
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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