



## Cloister Gate

Carysfort Avenue, Blackrock, Co Dublin

# 1 Cloister Gate, Carysfort Avenue, Blackrock, Co Dublin

This elegant property in Blackrock offers a harmonious blend of spacious living and modern conveniences. The ground floor features a welcoming entrance hall with ample storage and recessed lighting. Adjacent is a well-equipped utility room with a gas-fired boiler, storage cabinets, and plumbing for laundry appliances. The contemporary kitchen boasts extensive cabinetry, high-end appliances including a gas range, double oven, and integrated microwave and dishwasher. A central island and dual aspect windows provide a bright and functional space. The ground floor also includes a cozy living and dining room with timber flooring, a brick fireplace with a gas stove, and double doors leading outside. A versatile bedroom on this level features built-in wardrobes.

Upstairs, two additional bedrooms are well-appointed with fitted wardrobes. The master bedroom includes an ensuite bathroom, while an additional shower room serves the second bedroom. The property is complemented by a wrap-around garden that enjoys sunlight throughout the day, complete with a greenhouse, lawn, and mature hedging for privacy. Two garages offer substantial storage space and practicality, while the front of the property includes gated side access, ample off-street parking, and beautifully maintained herbaceous borders.

The location of this property is second to none, with a selection of amenities in the nearby villages of Blackrock and Stillorgan, including ample shops in the Frascati Centre, Blackrock Shopping Centre and Stillorgan Shopping Centre. Public transport is generous in the locality, with the QBC on the Stillorgan Bypass and the DART line within easy reach. A host of schools surround the property to include Blackrock College, St. Andrew's College, Newpark Comprehensive and Carysfort National School. There are three local parks within close proximity with Carysfort Park literally on the doorstep with its Oak Walk, lake and playground and there is also Rockfield Park with tennis club and playing field as well as Blackrock Park

## Features

- Suburb location within highly sought after Cul de Sac
- Digital security alarm
- Fitted carpets, curtains, blinds & all kitchen appliances included in the sale
- Close to excellent amenities & public transport
- Private and secluded rear garden
- Private front garden with off street car parking
- Smart understairs storage
- GFC







## Accommodation

**Entrance Hall:** 1.7m x 8.6m (5'7" x 28'3") With recessed lighting and excellent storage

**Utility Room:** 1.7m x 3.0m (5'7" x 9'10") With cabinet whb, gas fired boiler, plumbed for washing machine and dryer, window to side, tiled splashback and storage

**Bathroom:** Comprising pedestal whb, w.c, shower unit, tiled floor and tiled walls

**Kitchen Breakfast Room;** 4.5m x 4.45m (14'9" x 14'7") Magnificent kitchen fitted with a very good range of overhead press and drawer units, stainless steel sink unit, very fine gas fired range with four ring gas burner, double oven, integrated stainless steel microwave, Liebherr American style fridge, integrated Smeg

dishwasher, superb centre island with timber worktop, dual aspect windows overlooking front and rear, tiled floor and tiled splashback

**Bedroom:** 2.6m x 4.1m (8'6" x 13'5") With built in fitted wardrobes and window to side

**Living Dining Room:** 4.0m x 7.5m (13'1" x 24'7") With timber flooring, dual aspect room with double doors leading out to front and brick fireplace with gas fired stove

### First Floor

**Bedroom 1:** 2.8m x 3.8m (9'2" x 12'6") With built in fitted wardrobes

**Bedroom 2:** 3.6m x 6.5m (11'10" x 21'4") With built in fitted wardrobes, excellent storage, windows overlooking front and rear

**Ensuite Bathroom:** Comprising of pedestal whb, w.c, shower, tiled floor, part tiled walls, heated towel rail and Velux roof light

**Shower Room:** Comprising of w.c, shower, tiled floor, tiled walls and Velux roof light

**Landing:** With hot press

## BER Information

BER: B3. BER No: 106847791.

EPI: 131.24 kWh/m<sup>2</sup>/yr.

## Eircode

A94 V6P8



## Outside

**Garden:** Magnificent wrap around garden enjoying all day sunshine, ample parking, greenhouse, lawn area, timber shed and mature hedging

**Garage:** .25m x 6.0m (10'8" x 19'8") Situated to the right providing excellent storage, up and over door, window into garden and fully block built

**Garage 2:** 4.8m x 3.1m (15'9" x 10'2") Situated to the front left providing excellent storage with built in shelving

**To the Front of the property:** Gated side access, ample off street car parking, magnificent herbaceous borders with mature planting, hedging offering immense privacy and seclusion





FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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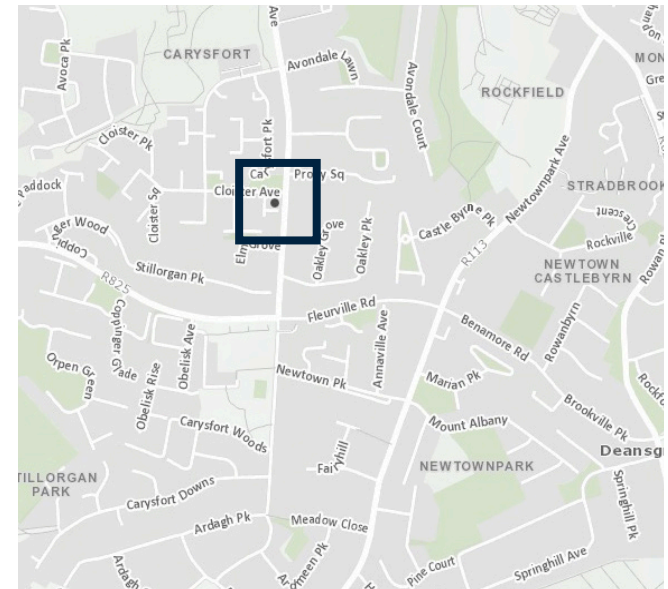
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