



15 Cloister Grove, Blackrock, Co. Dublin A94K4A8

Beirne
& Wise



Bright and modern UNFURNISHED, light-filled home with a large extended kitchen/ dining / family room. 3 bedrooms (main with ensuite). Sunny west facing garden and off street parking. Quiet cul-de-sac location overlooking a green area.

The location is excellent, within walking distance of Blackrock Village and the fantastic choice of amenities that it has to offer including a wide range of specialist shops, restaurants, two shopping centres and excellent transport links including the DART and QBC. This location is also very convenient to UCD, Smurfit Business College and Blackrock Clinic. Nearby schools include Carysfort National School, Willow and Blackrock Colleges, St Andrew's College and All Saints National School.

Features

- Modern UNFURNISHED 3 Bed House
- Large Extended Kitchen/ Dining Room/ Family Room
- Off Street Parking For 2 Cars
- Close to Schools
- Close to Carysfort Park
- West Facing Garden
- Gas Fired Central Heating
- Main Bedroom Ensuite
- Walking Distance of Blackrock Village
- Quiet Cul De sac Location

Accommodation

ENTRANCE HALL

With tiled floor. Understairs storage cupboard.

GUEST WC

Complete with wc and wash hand basin.

LIVING ROOM

Well proportioned reception room with a bay window. Feature fireplace with gas fire inset. Built-in wall shelving and cabinets. Double doors to kitchen/ dining room.

KITCHEN/ DINING ROOM/ FAMILY ROOM

Large open plan room with ample built in wall and floor storage cupboards. Large centre island with sink unit. Appliances include fridge/ freezer, eye-line oven and microwave, gas hob with overhead extractor fan. Dishwasher. Wall to wall sliding doors open to the rear garden.

UTILITY

Washing machine and dryer. Second fridge/ freezer. Ample storage. Door to rear garden.



BEDROOM 1

Double bedroom with built-in sliderobes. Overlooks the front green.

ENSUITE

Complete with wc, wash hand basin and shower cubicle.

BEDROOM 2

Double bedroom.

BEDROOM 3

Single bedroom.

BATHROOM

With wc, wash hand basin and bath with shower fittings.

GARDEN

Delightful west facing garden with a large granite tiled patio. Pedestrian side entrance. To the front a cobblelock driveway provides off street parking for 2 cars.

BER





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