



14 Cloister Grove, Blackrock, Co. Dublin, A94R6T1

Beirne  
& Wise



## 14 Cloister Grove, Blackrock, Co. Dublin, A94R6T1

For Sale By Private Treaty

Located in the prestigious Cloisters development off Carysfort Avenue, set in beautiful woodland area with ample open greens and mature trees. No. 14 enjoys pride of place in a cul de sac setting with mature green area and trees to the front aspect. This is a semi-detached residence with large gardens offering potential to extend should one desire. No. 14 offers bright and airy accommodation extending to 140sq.m. The ground floor accommodation comprises of a hall, living room, guest W.C., kitchen/dining room, conservatory and a bedroom. The staircase leads to the first-floor landing, where there are two double bedrooms (one ensuite) and a bathroom. The property has been well maintained throughout and features a new bathroom and ensuite shower room.

The large front garden boasts a long lawn, and the paved driveway provides ample off-street parking. The rear garden is very private, there is a lawn, patio area and raised beds.

The Cloisters is within walking distance of Carysfort Park, Blackrock Village, the seafront and Blackrock Dart station. Blackrock boasts two modern shopping centres, an extensive range of shops, gyms, cafes, and restaurants. The location is superb; Stillorgan is also close by, and there is an abundance of excellent primary and secondary schools within easy access. It is only minutes to the N11 with QBC.

### Special Features

- Excellent location in Blackrock close to excellent amenities
- Light filled property Floor area 140sq. m. approximately
- Generous front and rear gardens.
- Generous off-street parking
- Cul-de-sac setting
- Three bedrooms
- Potential to extend (Subject to P.P.)
- GFCH

### View

Strictly by appointment with the selling agents Beirne & Wise, Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444





## Accommodation

### ENTRANCE HALL

Spacious hall with coved ceiling, recessed down lighters, and attractive laminate flooring

### GUEST W.C.

With w.c. and wash hand basin with laminate flooring.

### LIVING ROOM

4.98m x 3.51m

To the front with dual aspect, coved ceiling, recessed down lighters, and a colourful stained-glass panel beside entrance door. An attractive fireplace (piped for gas) provides a focal point for this comfortable room.

### BEDROOM THREE

3.36m x 2.74m

A double room to the front aspect at ground floor level, a very adaptable room.

### KITCHEN/DINING ROOM

6.00m x 4.44m

Extending the width of the house, this is a bright airy room with ample space to dine and entertain with recessed downlighters, and laminate flooring. There is a range of wall and floor mounted kitchen units with tiled splash back, breakfast bar, built-in hob, oven and extractor unit, integrated fridge/ freezer and it plumbed for dishwasher. Access via sliding doors to the Conservatory.

### UTILITY

Ideally accessed off the kitchen, this is plumbed for washing machine and dryer with wall mounted open shelving and laminate flooring.

### CONSERVATORY

4.35m x 3.91 max. dim.

Fully glazed with wonderful views of the secluded rear garden, with laminate flooring, ceiling mounted fan, and French doors to the rear garden.

### UPSTAIRS

#### LANDING

Generous landing with access to storage

#### BEDROOM ONE

4.47m x 3.64m

Principal bedroom overlooking the rear garden with a bay window, this is a generous double room with built-in wardrobes and there is an en-suite



#### ENSUITE

Contemporary, this is fully tiled with a roof light, and a modern suite comprising of a close coupled w.c., a vanity style wash hand basin with overhead mirror, and a walk-in shower with screen and electric shower unit.

#### BEDROOM TWO

3.75m x 2.47m

A double room overlooking the front garden with built-in wardrobes.

#### BATHROOM

3.75m x 2.47m

Extra spacious with tiled flooring, roof light and recessed downlighters. The contemporary suite comprises of a pedestal mounted wash hand basin with overhead mirror and vanity light, a concealed cistern w.c., and a bath with tiled surround, screen, shower attachment, and a chrome heated towel radiator.

#### OUTSIDE

An exceptionally large front garden - 25m long approx. with lawned area on both sides of the driveway which offers generous off-street parking. A side access leads to the secluded 20m long approx. rear garden, this is laid out in lawn with mature trees, and steps to the raised perimeter area. There is a generous patio area for those sunny summer evenings, and the gardens offer great potential for keen gardeners or indeed for children's play.

#### BER

BER No. 107433955

Output. 205.33 kWh/m<sup>2</sup>/yr









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