



For Sale *By Private Treaty*

13 Woodford Meadows
Clondalkin
Dublin 22
D22X685

2 Bedroom | 1 Bathroom | Terrace House | 60 sq.m

Guide Price: €255,000



Scan to view Property



Description

RAY COOKE AUCTIONEERS are delighted to introduce this exquisite two bedroom property to the market on Woodford Meadows, Dublin 22. No. 13 boasts an enviable position within this ever sought after cul de sac and is found within walking distance of Clondalkin Village and its vast array of amenities including The Mill Shopping Centre, a variety of trendy cafés & bars, primary & secondary schools and Clondalkin Leisure Centre. The N7 and M50 motorway are found merely minutes by car and The Luas is within easy reach - All in all the location is truly next to none. Bright and lovingly maintained interior living accommodation of c. 60 sq m (c. 645 sq ft) comprises of front porch, lounge, kitchen, two double bedrooms and main family bathroom. The front offers off street parking and the rear boasts an enviable sunny orientation and is completely low maintenance. This one is presented in beautiful condition from head to toe. The long list of additional features includes stunning flooring, shutters, upgraded windows, and built in storage. It will appeal to a variety of buyers - first time buyers

Features

- c. 645 sq ft
- c. 60 sq m
- Beautifully presented throughout
- Freshly painted
- Double glazed windows
- Gas fired central heating
- Stunning flooring and shutters
- Fitted kitchen with ample storage units
- 2 double bedrooms
- Family bathroom with full bath and tiling
- Low maintenance rear fully paved



Accommodation

Living Room

3.64m x 4.84m

Living room to the front of the property. Wood flooring. Built in fire place.

Kitchen

3.28m x 3.64m

Kitchen to the rear of the property. Access to the rear garden.

Bathroom

1.85m x 1.83m

Fully tiled. WC, WHB & fitted bath.

Bedroom 1

3.05m x 2.65m

Bedroom to the front of the property. Wooden floor.

Bedroom 2

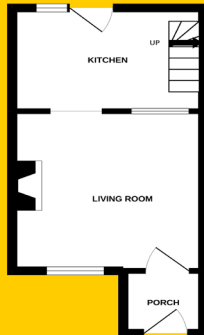
3.44m x 3.64m

Double bedroom to the rear of the property. Wood flooring.

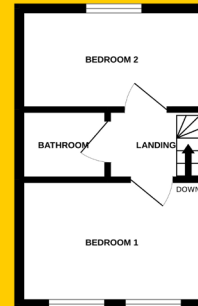


Floor Plans

GROUND FLOOR



1ST FLOOR



Negotiator

James Droney

01 459 9288 or 086 140 9043

Email: james@raycooke.ie



Viewing

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

**Ray
Cooke.**
Financial Services

For further information or advice,
Please call: **01 40 30 720 or 087 99 44 036**

Mortgages

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

**Ray
Cooke.**

Residential & Commercial Property Advice

Sales | Lettings | Property Management | Valuations | Mortgages



These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.