



For Sale By Private Treaty

22 Ashwood Road
Clondalkin, Dublin 22
D22T103



Scan to view Property

4 Bedroom | 3 Bathroom | Semi Detached | 125 sq.m

Guide Price: €325,000

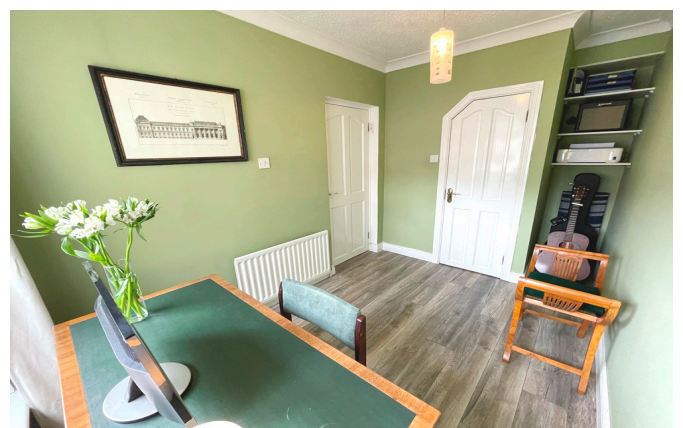


Description

RAY COOKE AUCTIONEERS proudly present this fantastic 4 bedroom extended semi-detached home to the market in the ever popular Ashwood Road, Clondalkin, Dublin 22. This highly sought after mature development is located just off The Nangor Road and is within a stone's throw of a host of local amenities including shops, schools, bars and The Mill Shopping Centre. You are within walking distance of Clondalkin Village and the M50 Motorway and Liffey Valley Shopping Centre can both be found within a couple of minutes' drive. Bright, open and spacious living accommodation of c. 125 sq m comprises of entrance porch, entrance hall, living room, 2nd reception room/office, WC, utility room and large open plan kitchen/diner to the ground floor. Upstairs you will find 4 well-proportioned bedrooms with master benefitting from ensuite and additionally the family bathroom. Externally to the rear you will find a fully enclosed EAST facing rear garden which is mainly laid with lawn, a patio seating area and brick built storage shed.

Features

- Gated driveway to front
- Popular location
- Large frontage
- C. 125 sqm
- Close to amenities
- BER C1
- Immaculately presented
- UPVc double glazed windows
- Gas central heating
- Great public transport access



Accommodation

Entrance Hall
3.5m x 1.8m

Entrance to stairs, door to the lounge, kitchen and dining room and office.

Office

3.2m x 2.1m

Window to the front of the property with WC, low level toilet system and hand wash basin.

Lounge

4.9m x 3.4m

Window to the front of the property with fitted gas fireplace.

Kitchen/Dining Room

7.7m x 3.6m

Two windows to the rear, patio door to the rear, base and eye level units, built in double oven, hob, extractor fan and dishwasher.

Utility Room

1.7m x 2m

Plumbing for washing machine, tumble dryer and fridge freezer.

Bedroom 1

3.3m x 3.2m

Window to the front of the property, fitted wardrobe with ensuite.

Bedroom 2

3.6m x 2.9m

Window to the front of the property with wardrobe.

Bedroom 3

4.6m x 2m

Window to the front of the property.

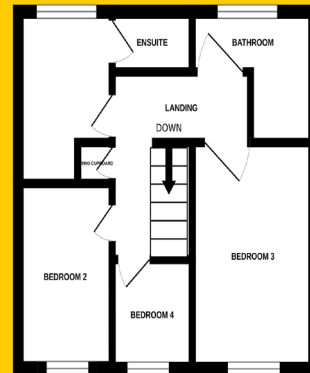
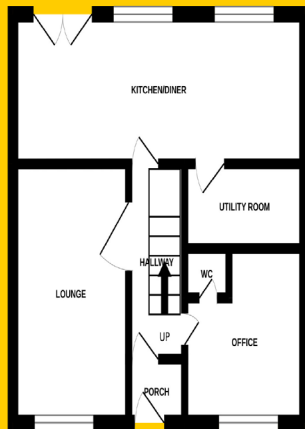
Bedroom 4

2.3m x 2.2m

Window to the front of the property.



Floor Plans



Negotiator

Nick Lindsey
01 403 0720 or 086 063 4889

Email: nick.lindsey@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.

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