



**For Sale** By Private Treaty

26 Westbourne Avenue  
Clondalkin, Dublin 22  
D22N8C5



Scan to view Property

3 Bedroom | 1 Bathroom | Terraced | 76 sq.m

**Guide Price: €265,000**



## Description

RAY COOKE AUCTIONEERS Proudly Present This Fine Three Bedroom Terraced Property To The Market On WestbourneGrove,OneOfClondalkins,MostConvenientAndSoughtAfterLocationsJusrOffTheNewNangorRoad. The Westbourne Development Is Within A Stone's Throw Of Every Conceivable Local Amenity And Is Within Only A Couple Of Minutes' Drive Of Clondalkin Village, Liffey Valley Shopping Centre, The M50 Motorway & The Luas. Bright And Spacious Interior Living Accommodation Of C 76 Sq M Comprises Of Entrance Hall, Lounge Kitchen/Diner To The Ground Floor. Upstairs You Will Find 3 Bedrooms And Family Bathroom. Externally To The Property You Benefit From A Fully Enclosed Rear Garden Which Is Mainly Laid To Lawn With A Large Decking Area Whilst The Front Provides A Gated Driveway For Off Road Parking. No. 26 Is Presented In Immaculate Condition Throughout Having Been Meticulously Maintained And Upgraded By By The Current Owners. Further Benefits Here Include Double Glazed Windows, Gas Central Heating And In Situated Nicely In Popular Location. Call Ray Cooke Auctioneers For Further Information Or To Arrange Viewing!

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## Features

- 3 Bed
- Mid Terrace
- Close To Local Amenities
- Immaculate Throughout
- Gas Central Heating
- Enclosed Rear Garden
- C. 76 Sqm
- Close To All Local Amenities
- BER C2
- Sought After Development
- Call Today To Arrange A Viewing





## Accommodation

### Entrance Hall

3.5m x 1.7m

Wooden flooring leading to the sitting room and the kitchen.

### Lounge

4.4m x 1.96m

Wooden flooring, double doors to the kitchen, door to the hallway with large window to the front of the property.

### Kitchen

3.3m x 5.1m

Wooden flooring with rear windows and a sliding door leading to the rear of the property.

### Bedroom 1

4m x 2.9m

Wooden flooring with built in wardrobes and large window to the front of the property.

### Bedroom 2

3.2m x 2.6m

Wooden flooring with large window to the rear of the property.

### Bedroom 3

3m x 2.2m

Wooden flooring with built in wardrobes and window to the rear of the property.

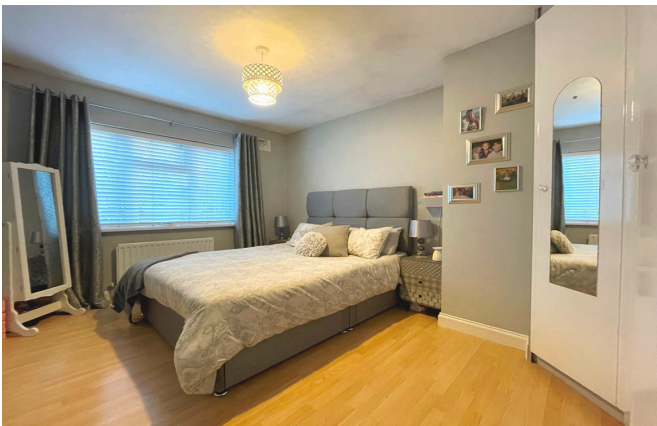
### Bathroom

1.7m x 1.8m

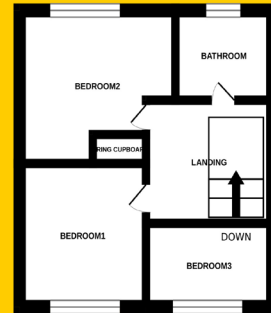
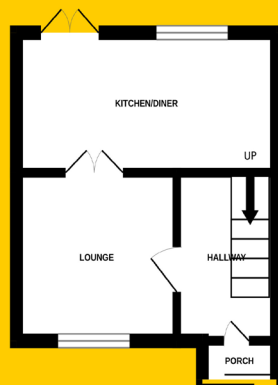
Tiled flooring, tiled half way on the walls with a large window to the rear of the property.

### Rear Garden

North facing with grass leading to the decking.



## Floor Plans



## Negotiator

Nick Lindsey  
01 403 0720 or 086 063 4889

Email: [nick.lindsey@raycooke.ie](mailto: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.

**Ray  
Cooke.**  
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For further information or advice,  
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Cooke.**

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