

FOR SALE

BY PRIVATE TREATY

**3 Woodford Park
Clondalkin
Dublin 22
D22AN27**

Ray Cooke

Auctioneers



Three Bedroom Terrace
c.98.9.sq.m /1,065.sq.ft

BER C2

Price: €285,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS take great pride in presenting this superb three bedroom family home to the market tucked away on Woodford Park, Clondalkin. With an idyllic setting away off the beaten track within the development, the location is truly next to none. Within easy reach you will find an abundance of amenities including shops, shopping centres, bars, primary & secondary schools and recreational facilities. Clondalkin Village, the M50 motorway and The Luas are all only a stone's throw away and a host of bus routes to and from Dublin's City Centre are literally at arm's reach. Living accommodation of c. 1,065 sq ft comprises of entrance hallway with under stairs storage, lounge, L-Shaped kitchen/dining room, three bedrooms, main family bathroom and a most convenient attic conversion; ideal for a variety of uses.

No. 3 is immaculately presented throughout and simply ready to walk into. The front is low maintenance and gives way to a gated cobblelock driveway. The generous rear garden is prime for child's play or evening relaxation and is further enhanced by a south westerly aspect attracting the sunshine throughout the day. A first time buyer's dream; Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 1,065 sq ft
- BER C2
- Extremely energy efficient property
- Immaculate condition throughout
- Gas fired central heating
- Double glazed windows
- L-Shaped kitchen/dining room
- Fully tiled bathroom suite with Triton Shower
- Bedrooms with ample wardrobe space
- Converted attic room
- Attic ideal for a variety of uses
- Low maintenance cobblelock driveway
- Generous south westerly rear garden
- Idyllic position within the development
- Regarded as one of the most desirable roads in Woodford
- Highly sought after estate
- Within walking distance of Clondalkin Village & The Luas
- M50 motorway within easy reach
- 1st time buyers dream!
- Viewing highly advised



ACCOMMODATION

FRONT

Gated cobblelock driveway and low maintenance.

REAR

Fully walled with lawn and paved areas, border flower beds, barna shed and sunny south westerly aspect.

HALLYWAY

14'4 x 5" 5 (4.4m x 1.7m)

Tiled floor, understairs storage space, access to lounge and kitchen and dining room.

KITCHEN/DINING

18"0 x 7"2 (5.5m x 2.2m)

Tiled floor throughout, fitted Lshaped kitchen with tiled splashback, double doors to rear and lounge.

LOUNGE

16" 7x 9" 5 (5.1m x 2.9m)

Timber flooring and feature fireplace.

BATHROOM

7" 2x 5" 5 (2.2m x 7.7m)

Fully tiled and fitted with wc, whb, bath with triton shower.

BEDROOM 1

11" 4x 9" 8 (3.5m x 3m)

Double bedroom to the rear of the property, laminate flooring and built in wardrobes.

BEDROOM 2

14"1x 8" 5 (4.3m x 2.6m)

Double bedroom to the front of the property laminate flooring and built in wardrobes.

BEDROOM 3

14"1x 8" 5 (4.3m x 2.6m)

Single bedroom to the front of the property and laminate flooring.

ATTIC CONVERSION

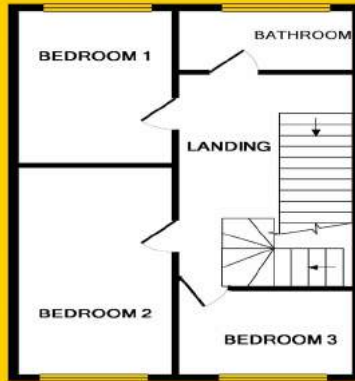
12"4x 11" 0 (3.8m x 3.6m)

Accessed via solid staircase from landing, laminate flooring, ample eaves storage and it is ideal for a variety uses.

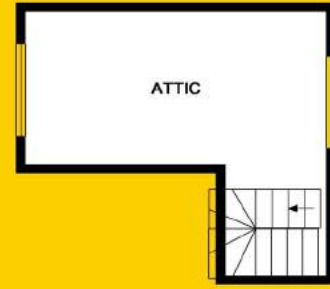




GROUND FLOOR



1ST FLOOR



2ND FLOOR

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.

NEGOTIATOR

Ross McHugh and he can be contacted on 01 4030720 or 0871368084.

Alternatively you can send an email to Ross@raycooke.ie and we will contact you.



MORTGAGES

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