



# FOR SALE

1 ASHWOOD DRIVE,  
CLONDALKIN, DUBLIN 22.

€285,000



## THREE BED SEMI-DETACHED HOUSE c. 115sq.m.

**BROE auctioneers** are delighted to present this bright and spacious 3/4 bed home to the market. The property has been cleverly extended recently offering generous living accommodation for the expanding family. It has been meticulously maintained over the years and presented in turn key condition.

**BER RATING**

>260

D2

Tower Commercial Centre,  
Monastery Road,  
Clondalkin Village, Dublin 22  
[www.broe.ie](http://www.broe.ie)

01 459 4433

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## DETAILS

BROE auctioneers are delighted to present this bright and spacious 3/ 4 bed home to the market. The property has been cleverly extended recently offering generous living accommodation for the expanding family. It has been meticulously maintained over the years and presented in turn key condition. There are manicured garden with mature trees and shrubs, off street parking to the front for 2 to 3 cars, private rear garden with lawn and gated side entrance. Accommodation comprises porch, entrance hall, lounge, dining room, extended kitchen, utility room, guest W.C and fourth bedroom which could also be used as additional room, office playroom etc. Upstairs there are three bedrooms and a family bathroom. Other benefits include gas heating, phone watch alarm, PVC windows throughout and a large attic space suitable for conversion subject to P.P. Viewing strongly recommended to appreciate all this wonderful home has to offer.



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## EXTRA FEATURES

- Extended to side and rear c. 10 years ago.
- Show-home condition.
- 2 x W.C.
- G.F.C.H.
- Alarmed.
- Double glazing.
- Utility room.
- 3/4 bedrooms.
- Large attic space with folding ladder.
- Superb location.

## LOCATION



## CONTACT DETAILS

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<b>Entrance Hall</b>	3.30m x 1.80m	With porcelain tiled floor, understair storage.
<b>Lounge</b>	4.10m x 3.90m	With recently installed laminate flooring, feature fireplace with electric inset.
<b>Dining Room</b>	3.87m x 3.01m	With new laminate flooring, overlooking manicured rear garden.
<b>Fourth Bedroom</b>	3.40m x 2.40m	With solid flooring, downlighters. Also could be used for playroom, office, T.V room etc.
<b>Kitchen</b>	5.40m x 4.00m	Modern fully fitted extended kitchen, tiled over counter, velux windows, downlighters, all appliances included.
<b>Utility Room</b>	2.40m x 2.40m	With fitted maple units, sink & drainer, plumbed for washing machine, porcelain tiled floor, access to rear.
<b>Guest W.C.</b>	2.45m x 1.50m	Fully tiled with W.C, W.H.B, velux window, chrome towel rail, downlighters.
<b>(1) Bedroom</b>	4.10m x 3.50m	Double bedroom with mirrored sliderobes and carpet, overlooking front.
<b>(2) Bedroom</b>	3.20m x 3.60m	Double bedroom overlooking rear garden with built in wardrobe, carpet.
<b>(3) Bedroom</b>	2.70m x 2.30m	Single bedroom to front with built in wardrobes & carpet.
<b>Bathroom</b>	2.00m x 1.90m	Fully tiled with W.C, W.H.B, bath and electric shower.
<b>Outside</b>	Off-street parking 2 to 3 cars, manicured shrubs and lawn. Large private walled rear garden with side gate offering pedestrian access. Steeltech shed, manicured lawn.	



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