



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

01 459 4433

1 ASHWOOD DRIVE, CLONDALKIN, DUBLIN 22.



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.

1 ASHWOOD DRIVE, CLONDALKIN, DUBLIN 22.



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

Negotiator: Lisa O' Donoghue SCSi/ RICS

T: 01 459 4433

E: lisa@broe.ie

www.broe.ie



Tower Commercial Centre,
Monastery Road,
Clondalkin Village, Dublin 22
www.broe.ie

01 459 4433

1 ASHWOOD DRIVE, CLONDALKIN, DUBLIN 22.

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



BROE auctioneers for itself and as agent for the vendor or lessor (as appropriate) gives notice that: These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. All statements in these particulars are made on the without responsibility part of BROE auctioneers or the vendor or lessor. No statement in these particulars is to be relied upon as a statement or representation of fact. Neither BROE auctioneers nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. Directors: J. Broe, C. Leap. Registered in Ireland No. 53273



Tower Commercial Centre,
Monastery Road,
Clondalkin Village, Dublin 22
www.broe.ie

01 459 4433