

**FOR SALE**

BY PRIVATE TREATY

**38 Greenfort Avenue  
Clondalkin  
Dublin 22  
D22 EH42**

**Ray Cooke**

**Auctioneers**



Three Bedroom End Of Terrace  
c.84.5sq.m. /910sq.ft.

BER E1

**Price: €185,000**

**raycooke.ie**



## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this magnificent three bedroom end of terrace property to the market on Westbourne Avenue, one of Clondalkin's most convenient and sought after locations just off the New Nangor Road. Westbourne 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.

Living accommodation of c. 935 sq ft comprises of entrance hallway, guest wc, lounge, open plan kitchen/ dining area, three bedrooms, master bedroom ensuite and main family bathroom. No. 1A comes to the market in the form of a blank canvas, having been freshly painted from head to toe, and is truly ready to walk into. Having been constructed in 2004 it offers more space than your average property in the development and on top of this it comes with larger than average side space. The front is not overlooked and the lengthy driveway gives the option to park a number of cars. The rear garden boasts a sunny westerly aspect and comes complete with a sizeable block shed which would be ideal for a variety of uses. Viewing highly advised - Call Ray Cooke Auctioneers today..

## FEATURES

- c. 910 sq ft
- IN NEED OF REFURBISHMENT
- Oil fired central heating
- Spacious room proportions
- Generous rear garden
- Overlooking large green space
- Off street parking
- Larger than average side space
- Only a stone's throw from Liffey Valley Shopping Centre
- Prime for first time buyers
- Viewing highly advised! minutes drive away
- Superb family home
- Prime for first time buyers
- Viewing highly advised
- Prime for 1st time buyers!
- Viewing highly advised!



## ACCOMMODATION

### FRONT

Overlooking large green and off street parking.

### ENTRANCE HALL

17" x 5'9" (4.8m x 1.8m)

Timber flooring, carpet to stairs and landing, access to lounge, kitchen/diner and guest wc.

### LOUNGE

14'1" x 12'1" (4.3m x 3.7m)

Laminate flooring, open fireplace and access to kitchen/dining.

### KITCHEN/DINING

15'7" x 10'8" (4m x 3.3m)

Tiled to floor and splash back, L-shaped fitted kitchen and sliding door to rear garden.

### BATHROOM

5'9 x 5'5" (1.8m x 1.7m)

Fitted with wc, whb and bath.

### BEDROOM 1

11'1" x 9'8" (3.4m x 3m)

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

### BEDROOM 2

11'1" x 9'8" (3.7m x 3m)

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

### BEDROOM 3

7'5" x 6'5" (2.3m x 2m)

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

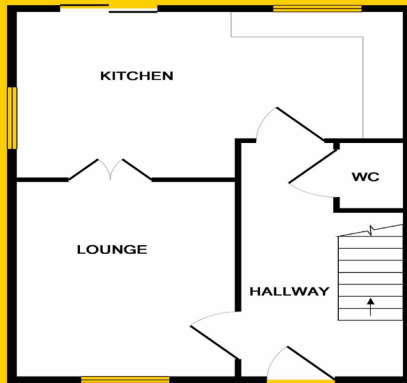
### REAR

fully low maintenance rear, sunny westerly orientation, full width c.5.2m, gate width c.3.5m.

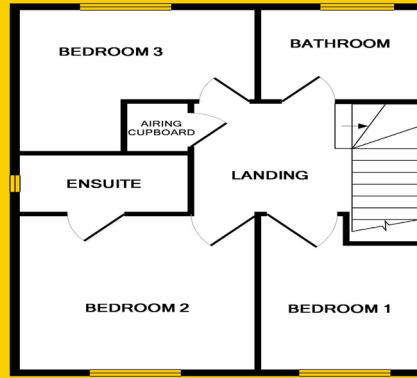




## FLOOR PLANS



GROUND FLOOR



1ST 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 40 30 720 or 087 136 8084.

Alternatively you can send an email to [Ross@raycooke.ie](mailto:Ross@raycooke.ie) and he will contact you in due course.



## MORTGAGES

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For further information or advice, please call:  
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