

FOR SALE

BY PRIVATE TREATY

23 A Woodford Close
Clondalkin
Dublin 22



Two Bedroom Bungalow
c.58.1sq.m. / 625sq.ft.

BER TBC

Price: €210,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this spacious two bedroom end-of-terrace bungalow to the market in the highly sought after cul-de-sac of Woodford Close. Woodford is settled, highly sought after and finds itself within minutes of Clondalkin Village, the LUAS and a host of bus routes. Bright and spacious interior living accommodation comprises of entrance porch, lounge, kitchen, two double bedrooms and main family bathroom. The large rear garden boasts oodles of potential and benefits from a sunny west facing orientation. The long list of additional features includes double glazed windows, fitted appliances and gas fired central heating.

This one comes to the market in excellent condition and really is a must see. Perfectly suited to first time buyers or those looking to downsize, call Ray Cooke Auctioneers today for further information or to arrange a viewing!

FEATURES

- c. 625 sq. ft.
- Immaculate condition throughout
- Spacious living accommodation
- LOCATION LOCATION LOCATION
- 2 double bed rooms
- Double glazed windows
- Gas fired central heating
- Mature cul de sac
- Luas & other bus routes within 5 minute walk
- Dublin City Centre very easily accessible
- M50, N81 and N7 within minutes by car
- Perfect for downsizers
- Sure to be a hit with first time buyers



ACCOMMODATION

PORCH

5'9" x 3'2" (5.9m x 3.2m)

Tiled flooring. Storage.

LOUNGE

20'0" x 12'4" (6.1m x 3.8m)

Timber effect flooring, large room to front of the property.

KITCHEN

12'4" x 9'5" (3.8m x 2.9m)

Floor and eye level units, tiled floor and splashback.

BATHROOM

5'9" x 6'5" (1.8m x 2m)

Part tiled with full bath, wc, wash hand basin and Triton power shower.

BEDROOM 1

9'8" x 7'8" (3m x 2.4m)

Timber effect flooring, double room to rear of the property.

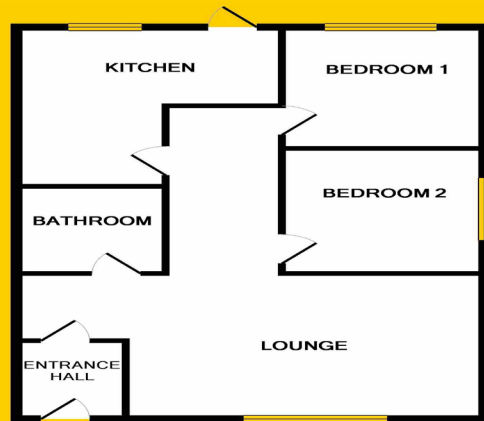
BEDROOM 2

10'1" x 9'5" (3.1m x 2.9m)

Double room to back of property, timber effect flooring.



FLOOR PLANS



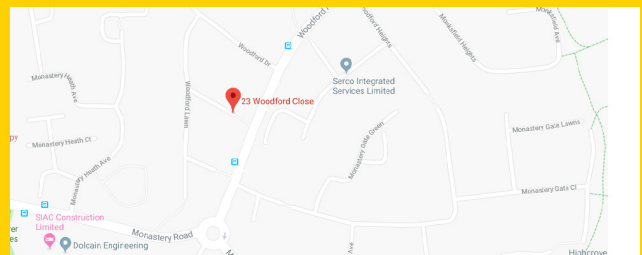
DIRECTIONS

From junction at Red Cow follow signs for Monastery Road. Passing The Ibis Hotel proceed ahead to the roundabout at Siac and turn right onto Woodford Hill. Take your first left coming down Woodford Hill, then turn left and left again onto Woodford Close. Number 23a is located right at the end of the cul de sac on the left hand side.

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.

LOCATION



NEGOTIATOR

James Droney and he can be contacted on **01 4599 288 or 086 140 9043.**

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

MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:
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