

**FOR SALE**

BY PRIVATE TREATY

**14 Woodford Heights  
Clondalkin  
Dublin 22  
D22XN95**



Three Bedroom Terraced  
c.78.sq.m /840.sq.ft



**Price: €235,000**

[raycooke.ie](http://raycooke.ie)



## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this three bedroom terraced property to the market ideally tucked away within the peaceful cul de sac of Woodford Heights, Dublin 22. The location is next to none as within a stone's throw you will find Clondalkin Village, The Red Cow Luas Stop and The M50 Motorway. A choice of restaurants/bars/cafés along with shopping centres, convenience stores and sports & leisure facilities are all within a short stroll. Internal living accommodation of c. 840 sq ft comprises of entrance hallway, guest wc, lounge, kitchen/breakfast room, three bedrooms, master shower room and main bathroom. No. 14 has been freshly painted throughout and is ready to walk into. To the front you will find ample off street parking space and the generous rear garden boasts a sunny southerly aspect attracting the sun throughout the day. Ideal for both first time buyers and investors - Call Ray Cooke Auctioneers for further information or to arrange viewing.

## FEATURES

- c. 840 sq ft
- BER C3
- Freshly painted from head to toe
- Double glazed windows
- Gas fired central heating
- Master bedroom with shower room
- South facing rear not directly overlooked
- Peaceful cul de sac setting
- Within walking distance of The Luas & Clondalkin Village
- M50 Motorway within easy reach
- Viewing highly advised



## ACCOMMODATION

### FRONT

Cobbleblock driveway, ample parking space in peaceful cul de sac.

### HALLWAY

15'4" x 5'9" (4.7 x 1.8)

Tiled the floor, carpet to stairs and landing with access to guest wc, lounge and kitchen/breakfast room.

### LOUNGE

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

Laminate flooring, feature fireplace with sliding door to the rear.

### KITCHEN

8'8" x 16'8" (2.7m x 4.9m)

L shaped kitchen, tiled to floor and splashback.

### BEDROOM 1

8'8" x 12'8" (2.7m x 3.9m)

Master bedroom to the rear, carpet to floor, built in wardrobes and shower room.

### BEDROOM 2

2'5" x 3'9" (8.2m x 12.7m)

Double to front, carpet to floor with built in wardrobes.

### BEDROOM 3

2'9" x 2'2" (9.5m x 7.2m)

Single bedroom, laminate flooring

### BATHROOM

2'5" x 1'7" (8.2m x 5.6m)

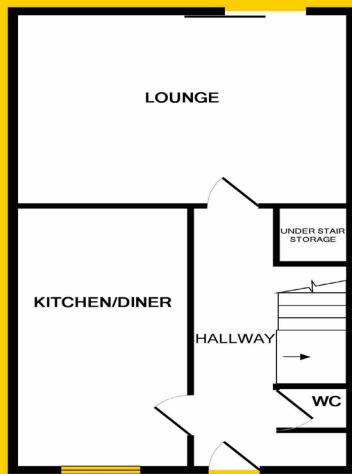
Fitted with wc, whb bath, tiled to floor and wet areas.

### REAR

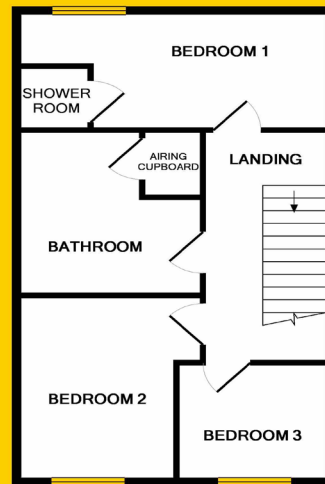
Not directly overlooked, walled and fenced with decked and raised lawns.







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 4030720 or 087 1368084

Alternatively you can send an email to [Ross@raycooke.ie](mailto:Ross@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:  
01 40 30 720

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

### CLONDALKIN

(Head Office)  
3 Main Street,  
Clondalkin, Dublin 22

T +353 (0)1 40 30 720  
E [clondalkin@raycooke.ie](mailto:clondalkin@raycooke.ie)

### RATHCOOLE

Unit 10 Rathcoole  
Shopping Centre,  
Rathcoole, Co Dublin

T +353 (0)1 90 89 300  
E [rathcoole@raycooke.ie](mailto:rathcoole@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght,  
Dublin 24

T +353 (0)1 45 99 288  
E [tallaght@raycooke.ie](mailto:tallaght@raycooke.ie)

### TERENURE

98 Terenure Road North,  
Terenure,  
Dublin 6W

T +353 (0)1 68 75 800  
E [terenure@raycooke.ie](mailto:terenure@raycooke.ie)

### FINGLAS

Unit FM10,  
Finglas Village Centre,  
Finglas, Dublin 11

T +353 (0)1 54 11 455  
E [finglas@raycooke.ie](mailto:finglas@raycooke.ie)



## RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

**raycooke.ie**

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.