

FOR SALE

BY PRIVATE TREATY

30 Woodford Drive
Clondalkin
Dublin 22,
D22YT10



Three Bedroom Terrace
c.78.9.sq.m /850sq.ft

BER TBC

Price: €225,000

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DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this fine three bedroom Dutch Style family home to the market on Woodford Drive, Dublin 22. This ever sought after location is in consistent demand with young families as it finds itself at the epicentre of all activity with local shops and schools found within arm's reach, a choice of bars/cafes/restaurants within walking distance, and the M50 motorway and The Luas merely minutes by car. Internal living accommodation comprises of entrance hallway, lounge, open plan kitchen/dining room, three bedrooms and main family bathroom. No. 30 is beautifully presented throughout and has been lovingly cared for by its current owner. There is off street parking to the front and a generous garden to the rear; ideal for evening entertainment or child's play. Viewing highly advised!

FEATURES

- c. 850 sq ft
- Gas fired central heating
- Well presented throughout
- Open plan kitchen/dining room
- Three generous bedrooms
- Fully tiled bathroom suite
- Large rear garden
- Off street parking
- Mature and settled location
- Within walking distance of The Luas
- Within a stone's throw of Clondalkin Village & The M50
- Viewing highly advised



ACCOMMODATION



KITCHEN

15'4" x 12'7" (4.7m x 3.9m)

Full width of house, tiled flooring, open plan kitchen, modern fitted cabinets, plumed for all modern fixtures, and breakfast bar.



HALLWAY

5'5" x 11'1" (1.7m x 3.4m)

Wooden flooring, access to bathroom, lounge and open plan kitchen.

LANDING

6'2" x 8'8" (1.9m x 2.7m)

Wooden flooring, and access to attic space.

BEDROOM 1

7'2" x 9'8" (2.2m x 3m)

Single room, facing front of property, and built in wardrobes.



BEDROOM 2

7'8" x 13'4" (2.4m x 4.1m)

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

BEDROOM 3

9'8" x 8'8" (3m x 2.7m)

Double bedroom, facing rear of property, TV points and built in wardrobes.



BATHROOM

6'2" x 5'9" (1.9m x 1.8m)

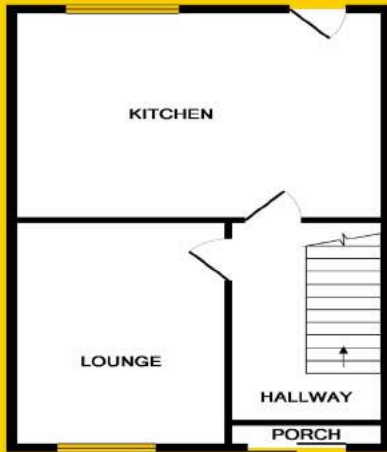
Tiled to floor and ceiling, bath, Triton power shower, wc, whb, and heated towel rack.

LOUNGE

9'1" x 15' (2.8m x 4.6m)

Feature fireplace, wooden flooring, window facing front garden, cosy room, and TV and wifi points.





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 and we will contact you.



MORTGAGES

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For further information or advice, please call:
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