

FOR SALE

BY PRIVATE TREATY

9 Woodford Close
Clondalkin
Dublin 22
D22 F650



Two Bedroom Bungalow
c.60.3.sq.m / 650.sq.ft

BER TBC

Price: €199,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this spacious two bedroom mid-terreced 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 lounge, kitchen, two double bedrooms and main family bathroom. The long list of additional features includes double glazed windows, fitted appliances and gas fired central heating. This one comes to the market in good 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. 650 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

LOUNGE

Bright lounge with feature fireplace, laminate flooring and open plan to kitchen.

KITCHEN

Fully fitted kitchen with eye and floor levels units and laminate flooring.

BEDROOM 1

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

BEDROOM 2

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

BATHROOM

Fully fitted bathroom with w.c., w.h.b and shower unit with timber flooring and tiled walls.





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

Conor Clarke and he can be contacted on **01 9089300** or **086 8371963**

Alternatively you can send an email to **Conor@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

RATHCOOLE

Unit 10 Rathcoole
Shopping Centre,
Rathcoole, Co Dublin
T +353 (0)1 90 89 300
E rathcoole@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24
T +353 (0)1 45 99 288
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W
T +353 (0)1 68 75 800
E terenure@raycooke.ie

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11
T +353 (0)1 54 11 455
E 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.