

FOR SALE

BY PRIVATE TREATY

106 Woodlawn Park Grove
Firhouse
Dublin 24



Three Bedroom Semi Detached
c.100.3sq.m. /1,080sq.ft



Price: €350,000

raycooke.ie
PSRA LICENCE NO. 002307

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this alluring three bedroom semi-detached family home to the market within one of Firhouse's most mature and sought after developments. Woodlawn Park Grove is enviably positioned within a short stroll of a selection of essential amenities including both well regarded & newly introduced primary and secondary schools, Firhouse Shopping Centre and a handful of sports & leisure facilities. On a transport note; a regular bus service to Dublin's City Centre is found to the front of the development and the M50 Motorway is merely two minutes by car.

No. 106 is the definition of a blank canvas, a most appealing one at that, and is presented in "walk-in" condition throughout – ready to apply your own stamp. It has been freshly painted from head to toe with a selection of new flooring fitted. The generous room sizes throughout are symbolic of a house of its age and are well suited for family living. The rear of the property boasts a most generous garden area, further enhanced with a sunny-southerly aspect, and with ample space to extend should you see fit. It will equally appeal to keen first time buyers + clients looking to trade up; both with the same intentions to lay down family roots for many years to come. Call Ray Cooke Auctioneers for further information or to arrange viewing.

FEATURES

- c. 1,080 sq ft
- BER D1
- Gas fired central heating
- Alarmed
- Freshly painted throughout
- A selection of new flooring fitted
- Generous room sizes throughout
- Sizeable lounge with bright bay window
- Three decent bedrooms
- Fully tiled bathroom suite with Triton Shower
- Stira staircase to attic
- Off street parking with low maintenance side garden
- Extra-large rear garden with a southerly aspect attracting sun throughout the day
- Further space to extend to the rear
- Mature and highly sought after development
- Within walking distance of a variety of schools and Firhouse Shopping Centre
- M50 motorway found within 2 minutes by car
- Ideal family home – Viewing highly advised!



ACCOMMODATION

ENTRANCE HALLWAY

14'8" x 6'6" (4.5m x 2m)

Tile effect timber flooring. Understairs storage space. Access to lounge and kitchen. New carpet fitted to stairs and landing.

LOUNGE

16'7" x 13'1" (5.1m x 4m)

Bright bay window. Newly fitted carpet. Access to dining room.

DINING ROOM

12'1" x 9'8" (3.7m x 3m)

Timber tongue and groove flooring. Sliding door to rear. Access to kitchen.

KITCHEN

11'8" x 9'5" (3.6m x 2.9m)

L shaped hardwood kitchen. Timber flooring. Tiled splashback. Access to rear.

BATHROOM

6'9" x 5'9" (2.1m x 1.8m)

Fully tiled bathroom suite fitted with wc, whb and bath with Triton shower.

BEDROOM 1

12'8" x 11'5" (3.9m x 3.5m)

Double to rear. Timber flooring.

BEDROOM 2

12'8" x 12'5" (3.9m x 3.8m)

Double to front. Timber flooring. Built in wardrobes.

BEDROOM 3

8'9" x 8'2" (2.7m x 2.5m)

Single to front. Timber flooring.

FRONT

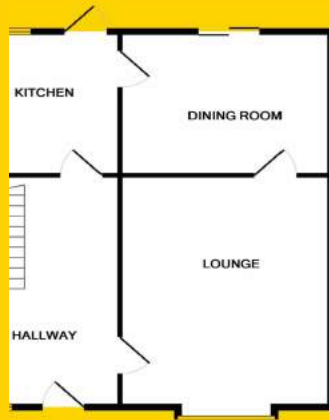
Bounded by hedging. Concrete driveway and low maintenance side garden.

REAR

Bounded by wall and mature trees. Large lawn garden with side flower beds and rear paved "suntrap" seating area. Sunny Southerly aspect.



FLOOR PLANS



GROUND FLOOR



1ST FLOOR

OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

DIRECTIONS

If travelling on Firhouse Road from Rathfarnham, turn left onto Ballycullen Road at Mortons Pub junction. Just after the 1st traffic light junction turn right onto Ballycullen Drive and take your next right turn. Follow the road ahead as it veers to the right and continues onto Woodlawn Park Grove. Proceed ahead and no. 106 can be found on the right 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

Ross McHugh and he can be contacted on **01 4030720 or 0871368084.**

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

MORTGAGES

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- Choice of Lenders

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Ray Cooke
Financial Services Ltd

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