

FOR SALE

BY PRIVATE TREATY

**13 Westbourne Park
Clondalkin
Dublin 22
D22X3P2**



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

BER TBC

Price: €289,950

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent three bedroom semi-detached property with an extensive side access and south facing rear garden to the market.

Westbourne is a highly sought-after development located just off the Nangor Road and within easy reach of Clondalkin Village and many other local amenities.

No. 13 occupies a prime location within the enviable cul de sac of Westbourne Park and comes to the market boasting an endless list of delightful features. To the front of the property you will find an extra-large side entrance along with ample off-street parking. To the rear lies a hidden gem - an absolutely stunning south facing garden.

Once you step inside the front door you will see nothing but immaculately presented and tastefully decorated living space. No expense has been spared having undergone extensive renovation including new sliding sash windows to the front of the property.

Interior living accommodation of c. 1080 sq ft comprises of entrance hallway, kitchen/dining room, under stairs guest w.c, lounge, and Ground floor extension incorporating a small conservatory and another room which would make an ideal 4th bedroom or suit a variety of uses, three bedrooms (2 double/1 single) and main family bathroom are located upstairs. This property is a 1st time buyers dream! Call Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- BER – TBC
- C. 1080 sq ft
- Gas Fired Central Heating
- Sliding sash windows to front
- Immaculate presented
- Newly tiled floors
- Fitted kitchen units with tiled back splash
- Large spacious double bed rooms
- Extended to the rear
- Large side access
- Private South facing rear garden
- Massive potential
- Fitted wardrobes
- Quite cul de sac
- Ample parking to the front of the property
- Close proximity to Liffey Valley SC and Park West Business Park
- Excellent access to M50 and N7
- Luas line and all major bus routes
- Call Ray Cooke Auctioneers for further information or to arrange viewing!



ACCOMMODATION



HALLWAY

15'0" x 3'9" (4.6m x 1.2m)

Tiled flooring with access to the kitchen, living room and downstairs WC.

LOUNGE

12'4" x 14'4" (3.8m x 4.4m)

Timber flooring with electric fire and access to the rear garden.

KITCHEN

8'8" x 15'7" (2.7m x 4.8m)

Tiled flooring with gas hob.



DOWNSTAIRS WC

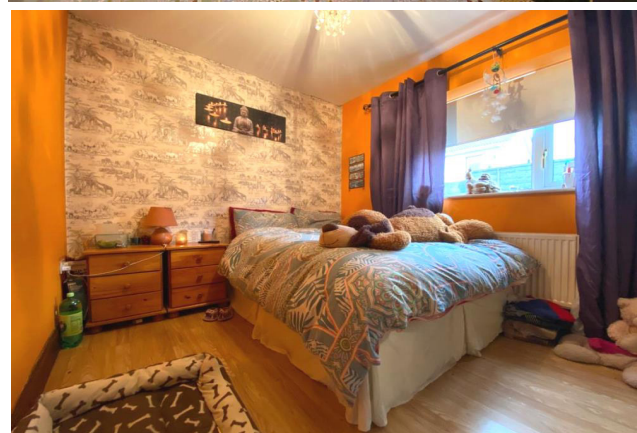
3'9" x 4'5" (1.2m x 1.4m)

Tiled flooring, wc and wash hand basin.

SUNROOM

9'1" x 11'8" (2.8m x 3.6m)

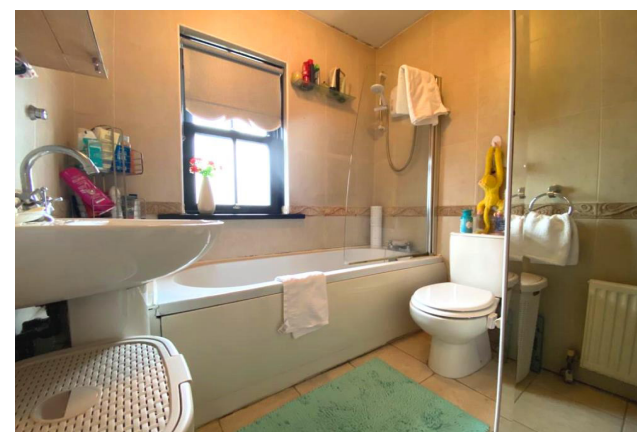
Tiled flooring with access to the rear garden.



BATHROOM

7'5" x 6'2" (2.3m x 1.9m)

Tiled flooring with WC, wash hand basin, bath and heated towel rail.



BEDROOM 1

9'1" x 11'4" (2.8m x 3.5m)

Double bedroom to the front of the property with carpet flooring and fitted wardrobes.

BEDROOM 2

14'1" x 8'2" (4.3m x 2.5m)

Double bedroom to the rear of the property with carpet flooring and fitted wardrobes.

BEDROOM 3

10'8" x 6'8" (3.3m x 2.1m)

Double bedroom to the rear of the property with carpet flooring.

BEDROOM 4

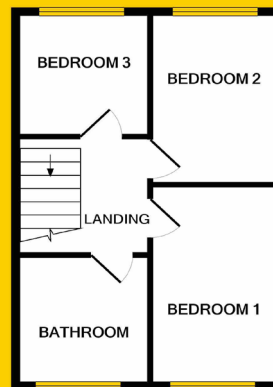
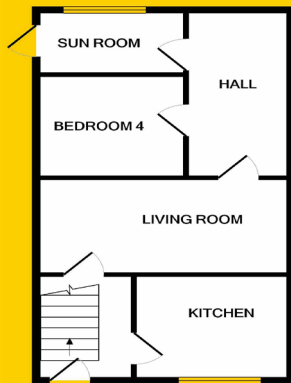
8'8" x 10'4" (2.7m x 3.2m)

BATHROOM

6'5" x 6'2" (2.0m x 1.9m)

Tiled flooring with WC, wash hand basin, shower in bath.





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

Alanna Tyrrell and she can be contacted on 01 4030720 or 0860606879

Alternatively you can send an email to alanna.tyrrell@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
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