

FOR SALE

BY PRIVATE TREATY

**1A Woodford Heights
Clondalkin
Dublin 22
D22 P449**



**Four Bedroom End Of Terrace House
c.116.13sq.m / 1250sq.ft**



Price: €299,950

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly introduce no. 1A Woodford Heights to the Dublin 22 market. Woodford Heights is found within walking distance of Clondalkin Village and its vast array of amenities including The Mill Shopping Centre, a variety of cafés and bars, primary and secondary schools and Clondalkin Leisure Centre. The N7 and M50 motorway are found merely minutes by car and The Luas is within walking distance. All in all the location is truly next to none. Deceptively spacious internal living accommodation of c. 1,250 sq ft (116 sq m) comprises of entrance hallway, lounge, downstairs WC, open plan kitchen/dining room, four bedrooms, main family bathroom and master ensuite. Double doors from the dining room open onto a large garden with access to a further side entrance with block built storage shed. No. 1A boasts massive potential and is a truly versatile property which would suit a wide range of buyers. Boasting an imposing corner site with side entrance it could be ideal for investors but it is equally likely to be popular with first time buyers or those trading up. Viewing is strongly advised. Call Ray Cooke Auctioneers today!

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FEATURES

- Truly versatile property
- Side entrance
- c. 1,250 sq ft
- BER C2
- Gas fired central heating
- Double glazed windows
- XL rear kitchen/dining
- Fully fitted kitchen
- Top quality flooring
- 4 bed / 3 bath
- Off street parking for multiple cars
- Block built storage shed
- Upgraded flooring throughout
- Double doors to rear garden
- Highly sought after development
- Clondalkin Village within arms reach
- N7 and M50 motorway merely minutes by car
- The Luas within walking distance
- Viewing highly advised!



ACCOMMODATION



LIVING

15'91" x 13'56" (4.85m x 4.13m)

Large room to the front of property. Laminate flooring, double doors with access to the kitchen.

KITCHEN

28'05" x 9'70" (8.55m x 2.95m)

Tiled floor and splashback. Full fitted eye level units. Double doors with access to the rear of the property.

BEDROOM 1

11'74" x 11'8" (3.58m x 3.60m)

Double Room to the front of property. Laminate floors. Top quality curtains.

ENSUITE

11'58" x 10'23" (1.025m x 2.73m)

Part tiled. Fitted shower, WC and WHB.

BEDROOM 2

8'5" x 7'54" (2.65m x 2.3m)

Single room to the front of the property.

BEDROOM 3

9'8" x 11'12" (2.99m x 3.39m)

Double room to the rear of the property. Laminate flooring. Top quality blinds and curtains.

BEDROOM 4

11'58" x 10'23" (3.53m x 3.12m)

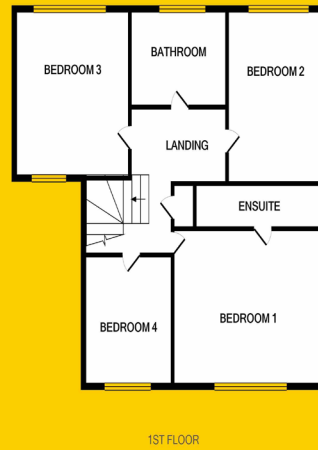
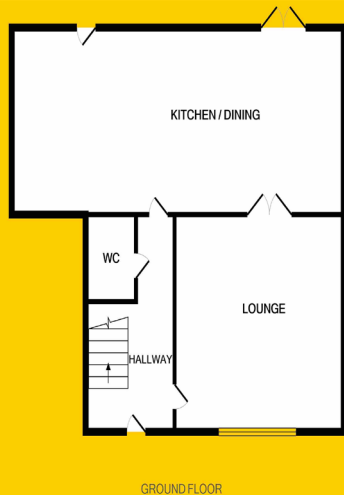
Double room to the side of the property. Dual aspect

BATHROOM

6'98" x 6'39" (2.13m x 1.95m)

Part tiled with fitted bath, WC and WHB.





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

James Droney and he can be contacted on 01 4599288 or 086 1409043

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



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For further information or advice, please call:
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