

FOR SALE

BY PRIVATE TREATY

**46 Woodford Lawn
Clondalkin
Dublin 22
D22 E036**



Three Bedroom Mid Terrace
c. 88.2sq.m / 950sq.ft



Price: €285,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this immaculate three-bedroom mid terrace family home to the market on Woodford lawn, 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. 46 is beautifully presented throughout and has been extensively renovated in over the past 12 months. There is off street parking to the front and a generous garden to the rear. Viewing highly advised, call Ray Cooke Auctioneers today to arrange a private viewing. .

FEATURES

- C. 950 Sqft
- BER C2
- Gas Fired Central Heating
- Extensively Renovated
- Double Glazed Windows
- Alarmed
- New bespoke fitted kitchen
- Bright and spacious rear garden inc. Barna Shed
- Off street parking
- Beautifully Presented Family Home
- Immaculate Throughout
- Sunny Westerly Rear Garden
- Turn Key Condition
- Ideal for first time buyers
- Call Ray Cooke Auctioneers today to arrange a viewing.



ACCOMMODATION

HALLWAY

13'1" x 5'9" (4m x 1.8m)

Tiled flooring with under stairs storage with access to stairs, which have carpet flooring throughout the stairs and landing.

LOUNGE

9'8" x 15'4" (3m x 4.7m)

Laminate flooring throughout with featured open fireplace.

KITCHEN/DINER

11'8" x 15'4" (3.6m x 4.7m)

Tiled flooring with a fitted bespoke kitchen with tiled splashback and access to the rear garden.

BEDROOM 1

9'5" x 11'1" (2.9m x 3.45m)

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

BEDROOM 2

13' x 8'5" (4m x 2.6m)

Bedroom to the front of the property with laminate flooring and built in wardrobes.

BEDROOM 3

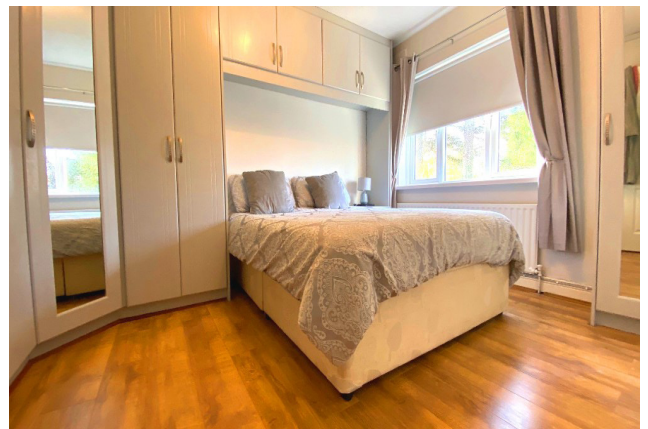
10'1" x 6'8" (3.1m x 2.1m)

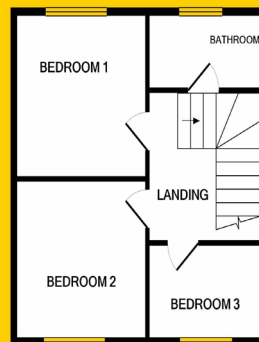
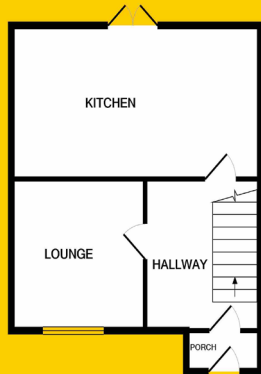
Bedroom to the front of the property with laminate flooring and built in wardrobes.

BATHROOM

8'5" x 5'6" (2.6m x 1.73m)

Tiled flooring and walls with wc, wash hand basin, bath, triton shower and heated radiator.





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.



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