

FOR SALE

BY PRIVATE TREATY

**2A Westbourne Avenue
Clondalkin
Dublin 22
D22 X821**



Three Bedroom Detached
c.90sqm



Price: €285,000

raycooke.ie

PSR Licence Number 002307

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this magnificent three bedroom detached property to the market on Westbourne Avenue, one of Clondalkin's most convenient and sought after locations just off the New Nangor Road. Westbourne is within a stone's throw of every conceivable local amenity and is within only a couple of minutes' drive of Clondalkin Village, Liffey Valley Shopping Centre, The M50 Motorway & The Luas.

Living accommodation of c. 90 sqm comprises of entrance hallway, guest wc, lounge, open plan kitchen/ dining area, three bedrooms and main family bathroom. No. 2a comes to the market in the form of a blank canvas, having been freshly painted from head to toe, and is truly ready to walk into. Having been constructed c. 2004 it offers more space than your average property in the development and on top of this it comes with larger than average side space. The front is not overlooked and there is off street parking for 1 car. The rear garden boasts a sunny easterly aspect and comes complete with a sizeable timber seomra which would be ideal for a variety of uses such as a home office. Viewing highly advised – Call Ray Cooke Auctioneers today.

FEATURES

- Built c. 2004
- 3 bed/2bath
- 90 sqm
- BER E1
- Larger than the standard 3 bed in the development
- Detached
- Double glazed windows
- Gas fired central heating
- Quality timber flooring downstairs
- Feature fireplace with open fire
- Open plan dual aspect kitchen/dining room
- Prime for first time buyers
- 3 generous bedrooms
- Not overlooked to the front
- Driveway with ample parking space
- Generous side space



ACCOMMODATION



LOUNGE

9'1" x 14'1" (2.8m x 4.3m)

Laminate flooring, feature fireplace, double glazed windows, double doors to kitchen.

KITCHEN

12'4" x 8'5" (3.8m x 2.6m)

Fully fitted kitchen with eye and floor level units, tiled flooring, access to rear garden.

DINING

9'5" x 15'7" (2.9m x 4.8m)

Laminate flooring, double doors to lounge, sliding doors to rear garden.



BEDROOM 1

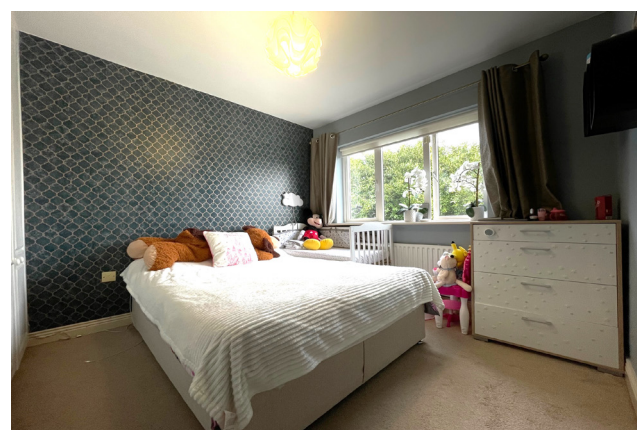
9'1" x 9'5" (2.8m x 2.9m)

Double room to rear of the property, carpet to floor, fitted wardrobes and double glazed windows.

BEDROOM 2

8'2" x 10'1" (2.5m x 3.1m)

Double room to the front of the property with carpet to floor, fitted wardrobes and double glazed windows.



BEDROOM 3

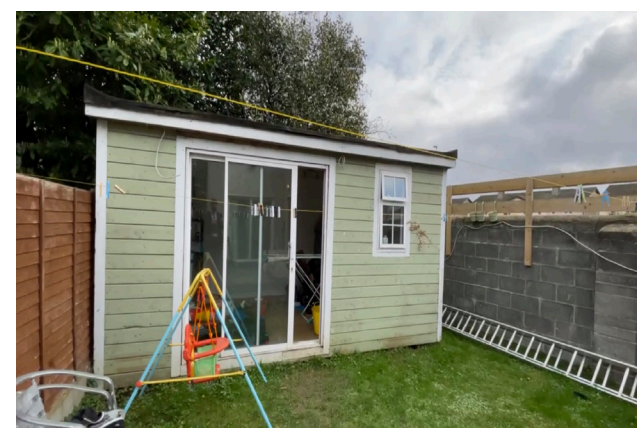
6'2" x 6'8" (1.9m x 2.1m)

Single bedroom to the front of the property, carpet to floor and double glazed windows.

BATHROOM

7'2" x 6'5" (2.8m x 2m)

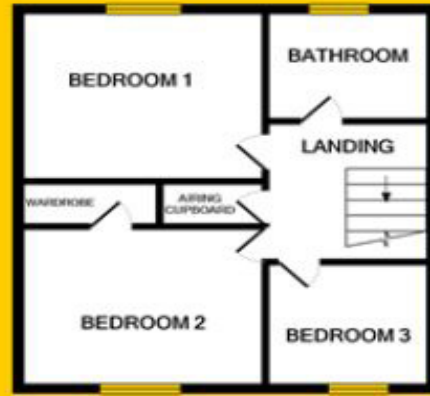
Fully fitted bathroom with wc, whb and bath with triton electric shower, fully tiled.



FLOOR PLAN



GROUND FLOOR



1ST FLOOR

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

Eoin Keogh and he can be contacted on 01 9089300 or 086 778 8498

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



MORTGAGES

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For further information or advice, please call:
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