

**FOR SALE**

BY PRIVATE TREATY

**33 Woodford Downs  
Clondalkin  
Dublin 22  
D22TD32**



Two Bedroom Mid-Terrace  
c. 59.4sq.m / 640sq.ft



**Price: €229,000**

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAYCOOKEAUCTIONEERS proudly present this magnificent 2 Bed, 1 Bath, mid terrace family home to the market located on Woodford Downs, Clondalkin. Rarely do properties come to the market on Woodford Downs and it boasts an idyllic location within walking distance of Clondalkin Village and its wide array of amenities including shops, shopping centres, primary and secondary schools, restaurants and leisure facilities. On a transport note you will find a host of bus routes to the front of the development along with the N7, M50 motorway and The Luas all merely minutes by car.

Bright and spacious living accommodation of c. 640 sq ft comprises of entrance hallway, lounge, kitchen/dining room. The family bath and two generous bedrooms located upstairs. No. 33 is presented in superb condition throughout and would make a magnificent purchase for a growing family or a First-time buyer. There has been no expense spared on this superb property!!!

Call Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- c.640 sq ft
- BER Details - BER: C3
- Double glazed windows
- Gas fired central heating
- Superb condition throughout
- New Flooring and carpet throughout
- Private rear garden
- Driveway with ample parking space
- Clondalkin Village within walking distance
- M50 Motorway & The Luas within easy reach
- Ideal family home!
- Viewing highly advised





## ACCOMMODATION

### HALLWAY

5'5" x 4'2" (1.7m x 1.3m)

### LOUNGE

12'7" x 11'8" (3.9m x 3.6m)

Laminate flooring with open fire.

### KITCHEN

11'8" x 11'1" (3.6m x 3.4m)

Laminate flooring with access to the living room stairs and garden area.



### BEDROOM 1

10'8" x 11'1" (3.3m x 3.4m)

Double bedroom to front of the property with carpet flooring.

### BEDROOM 2

6'2" x 8'5" (1.9m x 2.6m)

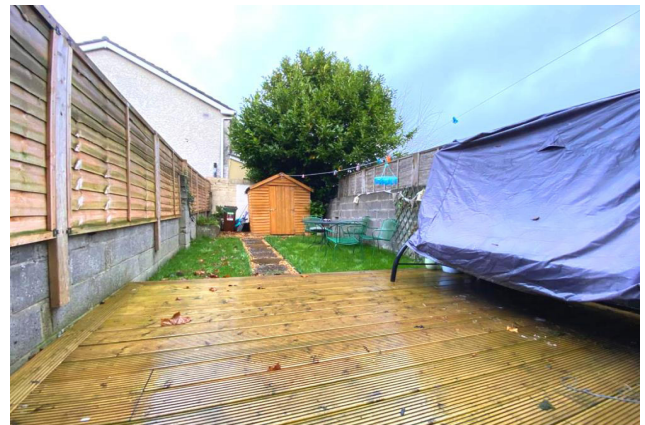
Single bedroom to the rear of the property with carpet flooring.

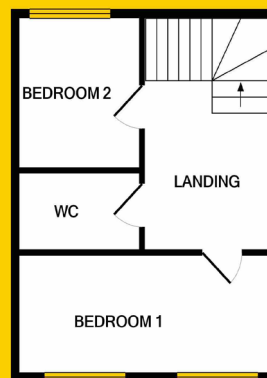
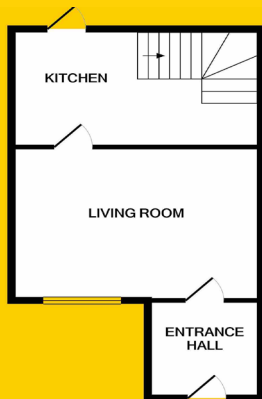


### BATHROOM

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

Tiled flooring and walls with wc, wash hand basin and 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](mailto:alanna.tyrrell@raycooke.ie) and we will contact you.



## MORTGAGES

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- Cheapest Interest Rates
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For further information or advice, please call:  
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