

FOR SALE

BY PRIVATE TREATY

9 Ashwood Road
Clondalkin
Dublin 22
D22 X922



Three Bedroom Semi Detached
c.88.3sq.m /950.sq.ft

BER TBC

Price: €269,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fabulous three bedroom semi-detached property to the market in the ever popular Ashwood Road, Clondalkin, D22. This highly sought after development is located just off The Nangor Road and is within a stone's throw of a host of local amenities including shops, schools, bars and The Mill Shopping Centre. You are within walking distance of Clondalkin Village and the M50 Motorway and Liffey Valley Shopping Centre can both be found within a couple of minutes' drive

Bright and spacious living accommodation comprises of entrance hall, LARGE kitchen/dinning, lounge, two double bedrooms, one single bedroom and a main family bathroom. Large front and rear gardens and the property also has the added bonus of not being over looked to the front. No. 9 comes to the market in SMASHING condition and has clearly been meticulously maintained by its current owner and boasts an ideal opportunity for a keen first time buyer to take that step onto the property ladder. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- C. 950 sq. ft.
- Pristine condition throughout
- Turn key condition
- NEWLY FITTED KITCHEN
- NOT OVERLOOKED
- Magnificent property
- Close to M50/N7
- LOCATION LOCATION LOCATION
- Double glazed windows throughout
- Fully alarmed
- Mature & peaceful surroundings
- Every conceivable amenity within walking distance
- Ideal for 1st time buyers!
- Viewing highly advised



ACCOMMODATION

HALLWAY

Laminate flooring, carpet to stairs and landing, access to kitchen.

LOUNGE

Bright lounge to the front of the property with laminate flooring, double doors to kitchen/dining room.

KITCHEN

Fully fitted kitchen with eye and floor level units, laminate flooring, dining area and double doors to rear garden.

BEDROOM 1

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

BEDROOM 2

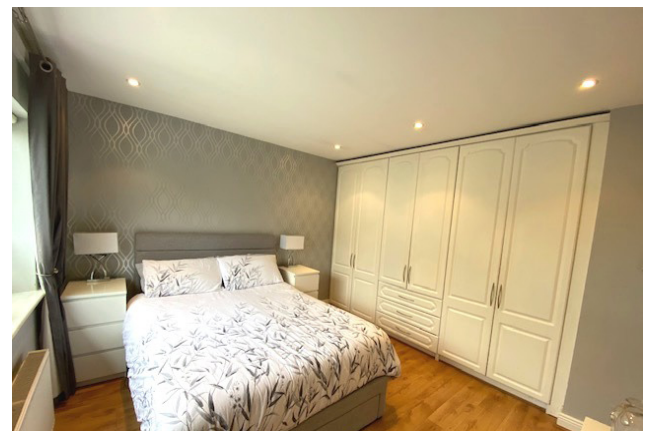
Double bedroom to the rear of the property with laminate flooring and built in wardrobes.

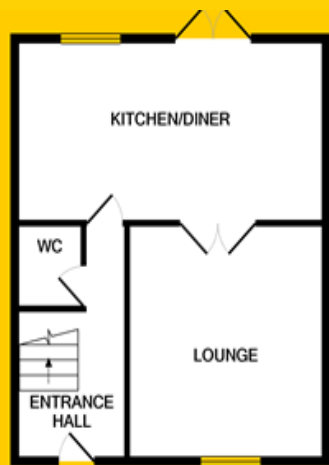
BEDROOM 3

Single bedroom to the front of the property with laminate flooring.

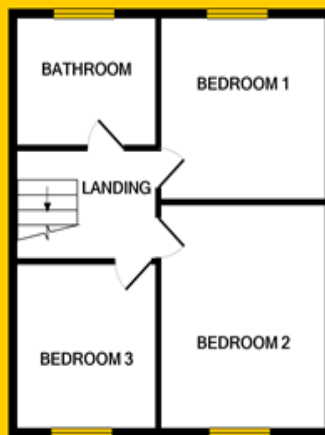
BATHROOM

Fully fitted bathroom with w.c, w.h.b and bath, fully tiled.





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

Conor Clarke and he can be contacted on 01 9089300 or 086 8371963

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



MORTGAGES

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For further information or advice, please call:
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