

FOR SALE

BY PRIVATE TREATY

**23 Woodford Close
Clondalkin
Dublin 22.**



Two Bedroom Bungalow
c.53.9sq.m. / 580sq.ft.

BER TBC

Price: €199,000

raycooke.ie

DESCRIPTION

Ray Cooke Auctioneers are delighted to present to the market this charming two bedroom bungalow in the quiet cul de sac of Woodford Close. With Clondalkin Village, the M50 and a host of amenities within arm's reach the location is truly next to none. Finding itself within minutes walk of The Luas, Woodford is proving to be one of Clondalkin's most sought after addresses. Living accommodation of c. 580 sq ft comprises of porch, open plan living room/kitchen/dining room, two double bedrooms and main bathroom. Number 32 offers the discerning purchaser an excellent opportunity to put their own stamp on a property that oozes potential. Boasting gasfired central heating, double glazing throughout and a sunny rear garden, this one is sure to be a hit. Ideal for first time buyers or those looking to downsize, call Ray Cooke Auctioneers today to arrange a viewing!

FEATURES

- Two double bedrooms
- BER tbc
- c 580 sq ft
- Sought after area
- Quality flooring
- Bathroom with electric shower
- Quiet cul de sac location
- Off street parking
- Private sunny rear garden
- Within walking distance of Clondalkin Village
- Within walking distance of The Luas
- Gas central heating



ACCOMMODATION

LOUNGE/KITCHEN/DINER

Open plan lounge/kitchen/dining room.
Open fireplace and large bright window.



BATHROOM

Part tiled bathroom with full bath,
power shower, wc and wash hand basin.

BEDROOM

Double room to the rear of the property.
Timber effect flooring.



BEDROOM

Double room to the rear to the property
Timber effect flooring and glass
panelled door to rear garden.



FLOOR PLANS



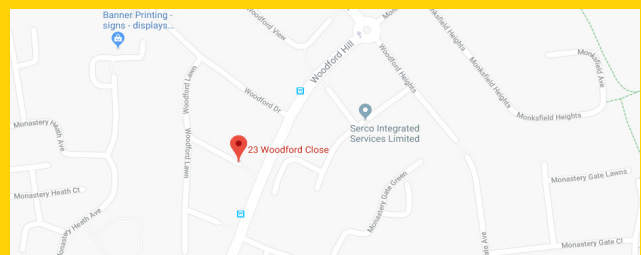
DIRECTIONS

From Red Cow junction follow the signs for Clondalkin. Go over the bridge and at the roundabout turn left and then at the next roundabout turn right down Woodford Hill. Take your first left onto Woodford Drive, take your first left onto Woodford Lawn and Woodford Close is your first left turn. No. 32 can be found on the left hand side at the end of the cul de sac.

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.

LOCATION



NEGOTIATOR

Tallaght Sales and can be contacted on **01 4599 288**.

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

MORTGAGES

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For further information or advice, please call:
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