

FOR SALE

BY PRIVATE TREATY

**1 Westbourne Avenue
Clondalkin
Dublin 22
D22X2T1**



**Three Bedroom Terrace
c 75.7sq.m. /815sq.ft.**



Price: €219,950

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this fine three bedroom family home 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. 815 sq ft comprises of entrance hallway, lounge, open plan kitchen/ dining area, three bedrooms and main family bathroom. No. 1 comes to the market in the form of a blank canvas having been freshly painted throughout and ready for one lucky buyer to walk in and apply their own stamp. The front offers a lengthy driveway that gives the option to park a number of cars. The rear garden boasts a sunny westerly aspect and is ideal for child's play or outside relaxation throughout the summer months. Viewing highly advised - Call RayCooke Auctioneers today.

FEATURES

- c. 815 sq ft
- BER D2
- Freshly painted throughout
- Double glazed windows
- Gas fired central heating
- Lengthy driveway with ample parking space
- Sizeable rear garden
- Sunny westerly rear aspect
- Within easy reach of Liffey Valley Shopping Centre
- Clondalkin Village & The Luas only a couple of minutes drive away
- Superb family home
- Prime for first time buyers
- Viewing highly advised



ACCOMMODATION

FRONT

Lawn driveway, ample off street parking, side garden.

HALLWAY

12'1" x 5'5" (3.7m x 1.7m)

Timber flooring, access to living room and kitchen, understair storage, carpet to stairs and landing.

LOUNGE

14'4" x 10'4" (4.4m x 3.2m)

Timber flooring, feature fireplace, double doors to kitchen dining room.

KITCHEN/DINING

16'4" x 9'1" (5m x 2.8m)

Tiled to floor and splashback of kitchen, fitted kitchen units, access to rear garden.

BATHROOM

5'5" x 5'9" (1.7m x 1.8m)

Fully tiled fitted wc, whb, bath, Triton shower.

BEDROOM 1

9'8" x 10'4" (3m x 3.2m)

Double to the rear of the property, with carpet flooring and built in wardrobes.

BEDROOM 2

13'4" x 9'1" (4.1m x 2.8m)

Double bedroom to the front of the property, with carpet flooring.

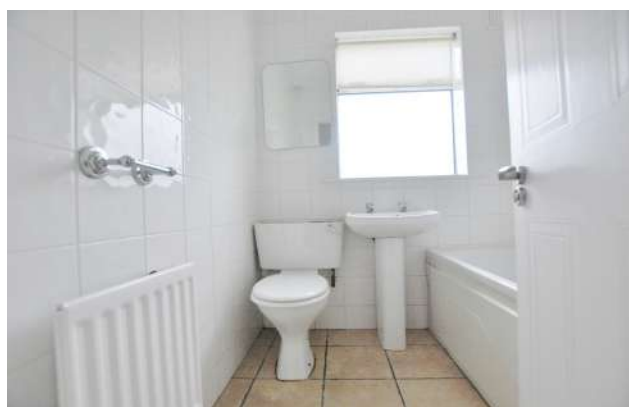
BEDROOM 3

10'8" x 6'8" (3.3m x 2.1m)

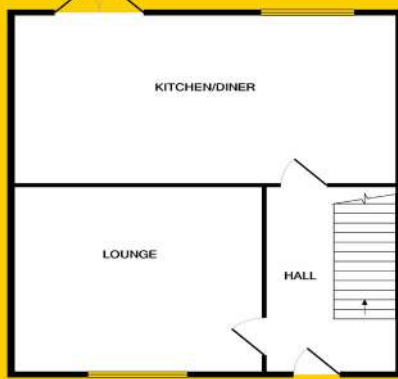
Single bedroom to the front of the property, with carpet flooring.

REAR

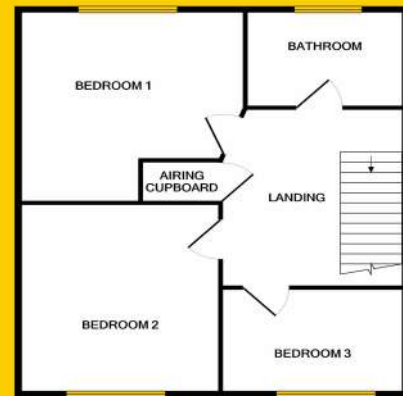
Generous sized, fully walled, sunny westerly orientation.



FLOOR PLANS



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

Ross McHugh and he can be contacted on 01 40 30 720 or 087 136 8084.

Alternatively you can send an email to Ross@raycooke.ie and he will contact you in due course.



MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:
01 6875800

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

CLONDALKIN

(Head Office)
3 Main Street,
Clondalkin, Dublin 22

T +353 (0)1 40 30 720
E clondalkin@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

T +353 (0)1 45 99 288
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

T +353 (0)1 68 75 800
E terenure@raycooke.ie

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

T +353 (0)1 54 11 455
E finglas@raycooke.ie



RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

raycooke.ie

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.