

**FOR SALE**

BY PRIVATE TREATY

**45 Willow Avenue  
Clondalkin  
Dublin 22  
D22X2R2**



Three Bedroom Semi Detached  
c.122.6sq.m. /1320sq.ft.

**BER** TBC

**Price: €325,000**

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



## DESCRIPTION

RAY COOKE AUCTIONEERS excitedly present this most appealing 3/4 bedroom semi-detached family home to the market within one of Dublin 22's most sought after developments. Willow Avenue is within a stone's throw of the picturesque Corkagh Park, a hidden gem in its own right, along with being a short stroll from Clondalkin Village and its wide array of amenities. On a transport note; the M50 Motorway & The Luas Red line are found merely minutes by car.

Superbly upgraded internal living accommodation of c. 1,320 sq ft comprises of; Downstairs - entrance hallway with guest wc, lounge, extended dual aspect kitchen/dining room. Upstairs - 3 double bedrooms and stunning main family bathroom. Third floor - Superb attic conversion currently in use as a 4th bedroom. The low maintenance rear garden comes with a large storage shed, an abundance of mature shrubbery and an enviable south facing aspect. The front features further shrubbery and provides off street parking for multiple cars.

Number 45 is a stunning property and one to suit an extremely versatile living arrangement. Additional extras include treble glazed windows, a composite front door and a combi gas boiler to name but a few.

## FEATURES

- c. 1,320 sq ft
- Upgraded treble glazed windows throughout
- Gas fired central heating
- Upgraded combi boiler
- Composite front door
- Pristine condition internally
- Extended kitchen/dining room
- Modern high gloss kitchen
- Stunning attic conversion with full staircase
- ¾ bedroom and 2 bathroom
- Stunning master bathroom with Jacuzzi bath, heated towel rail & large shower
- Low maintenance rear garden with Sunny southerly aspect
- Large storage shed
- Ample off street parking for multiple cars
- Mature and highly sought after development Within arm's reach of Corkagh Park
- Within walking distance of Clondalkin Village
- M50 Motorway & The Red Luas Line merely minutes by car
- Stunning property; Viewing highly advised!



## ACCOMMODATION

### KITCHEN/ DININGROOM

24" x 17" (7.3m x 5.1m)

Extended room with polished porcelain tiling throughout, floor and eye level units with stove and integrated appliances, top quality blinds and velux windows to the extension and double doors to rear garden.

### LOUNGE

11" x 17" (3.3m x 5.1m)

Open fire place with and top quality blinds and curtains, hardwood flooring.

### WC

7" x 3" (2.1m x 1m)

Fully tiled with whb and wc.

### BATHROOM

7" x 9" (2.1m x 2.7m)

Fully tiled bathroom suite with jacuzzi bath, heated towel rail, and whb and storage pedestal, full shower and top quality blinds complete with picture

### BEDROOM 1

12" x 16" (3.6m x 4.8m)

Double room to the front of the property, top quality curtains and blinds, built in wardrobe and TV point.

### BEDROOM 2

10" x 8" (3m x 2.4m)

Double bedroom to rear of the property, wood effect flooring, top quality blinds and curtains, and built in wardrobe.

### BEDROOM 3

10' x 9" (3m x 2.7m)

Double bedroom to rear of the property, hard wood flooring, top quality blinds a curtains and built in wardrobe.

### ATTIC

17" x 13" (5.1m x 3.9m)

Lounge room currently in use as 4th bedroom, two large velux windows, plenty of storage, TV point, built in wardrobes and laminate flooring.

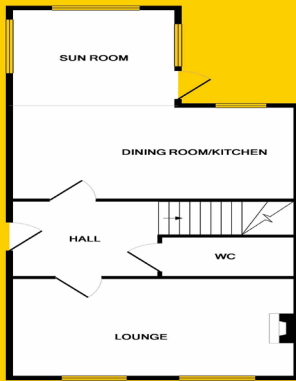
### REAR GARDEN

South facing with mature shrubbery, paving and sleeper flower beds and shed provides ample storage.

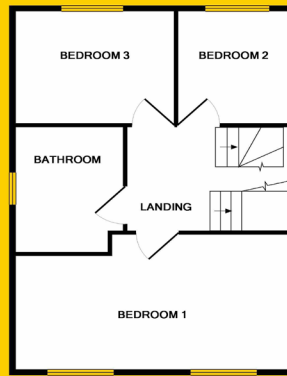




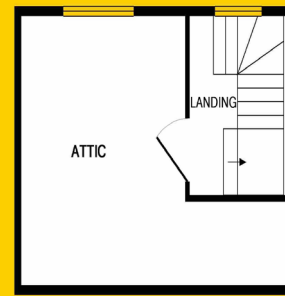
## FLOOR PLANS



GROUND FLOOR



1ST FLOOR



ATTIC

## 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

James Droney and he can be contacted on 01 4599 288 or 086 140 9043.

Alternatively you can send an email to [james@raycooke.ie](mailto:james@raycooke.ie) and he will contact you in due course.



## MORTGAGES

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