

**FOR SALE**

BY PRIVATE TREATY

**2 Woodford Terrace  
Clondalkin  
Dublin 22  
D22PT86**



Five Bedroom End Of Terrace  
c.153.29sq.m. /1,650sq.ft

**BER** TBC

**Price: €395,000**

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



## DESCRIPTION

RAY COOKE AUCTIONEERS take great pride in presenting this superb extended Five-bedroom family home to the market tucked away on Woodford Terrace, Clondalkin. With an idyllic setting away off the beaten track within the development, the location is truly next to none. Within easy reach you will find an abundance of amenities including shops, shopping centres, bars, primary & secondary schools and recreational facilities. Clondalkin Village, the M50 motorway and The Luas are all only a stone's throw away and a host of bus routes to and from Dublin's City Centre are literally at arm's reach.

Bright and spacious living accommodation comprises of entrance hall, large extended lounge/dining-room, from the hallway there is access to the lounge, kitchen and sunny rear garden, upstairs you have 5 large double rooms with one en-suite and a family bath.

No. 2 boasts an ideal opportunity for a family to acquire the perfect family home. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- c.1650 sqft
- BER – Tbc
- Oil Fired central heating
- Extended family home
- 5 bed / 2 bath
- Second lounge / TV room
- Bespoke fitted kitchen
- Coving though out
- Sough after development
- Magnificent property
- Perfect family home
- Mature and peaceful surroundings
- Off street parking
- Easy access to M50, N7 and Luas



## ACCOMMODATION

### HALLWAY

19'2" x 7'4" (5.86m x 2.28m)

Wooden floor with access to lounge, living room and kitchen.

### LOUNGE/TV ROOM

15' x 10'3" (4.61m x 3.15m)

Wooden flooring with open fire and access to hallway.

### LIVING ROOM

15' x 24'9" (4.69m x 7.66m)

Wooden flooring with access to the garden, with an open fire and dining area.

### KITCHEN

9'5" x 16'4" (2.9m x 5.0m)

Tiled flooring with bespoke fitted units and access to the rear garden.

### BATHROOM

6'3" x 9'1" (1.94m x 2.8m)

Tiled walls, laminate flooring and tiles, wc, wash hand basin and triton shower.

### BEDROOM 1

13'4" x 14'4" (4.1m x 4.4m)

Laminate flooring with access to ensuite, fitted wardrobes.

### ENSUITE

4'3" x 10'1" (1.32m x 3.1m)

Tiled flooring and walls, wc and wash hand basin.

### BEDROOM 2

10'1" x 12'7" (3.1m x 3.9m)

Fitted wardrobes with laminate flooring.

### BEDROOM 3

10'1" x 6'5" (3.18m x 2.0m)

Fitted wardrobe and laminate flooring.

### BEDROOM 4

10'8" x 8'8" (3.3m x 2.71m)

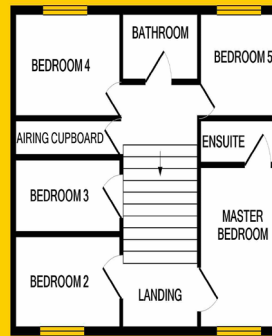
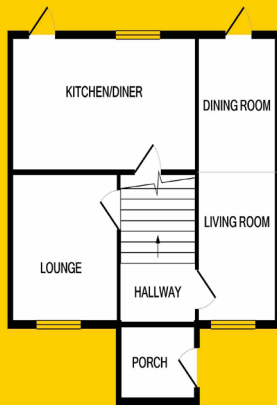
Laminate flooring, fitted wardrobes with access to family bathroom.

### BEDROOM 5

11'1" x 7'8" (3.4m x 2.4m)

Laminate flooring.





## 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 Tyrell and she can be contacted on 01 4030720 or 086 0606879

Alternatively you can send an email to [alanna.tyrell@raycooke.ie](mailto:alanna.tyrell@raycooke.ie) and we will contact you.



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