

**FOR SALE**

BY PRIVATE TREATY

26 Woodford Road  
Clondalkin  
Dublin 22



Three Bedroom Semi Detached  
c.77.sq.m./830sq.ft.



Price: €265,000

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this three bedroom semi-detached property to the market on Woodford Road, Dublin 22. This beautiful cul de sac is ideally located just off Monastery Road and with The Luas and the M50 Motorway within arm's reach plus Clondalkin Village with its vast array of amenities within walking distance; the location is truly next to none.

Interior living accommodation comprises of entrance hallway, kitchen/dining room, lounge, three bedrooms and main family bathroom. No. 26 is a blank canvas throughout and is sure to appeal to first time buyers and investors alike. Call Ray Cooke Auctioneers for further information or to arrange viewing.

## FEATURES

- Three bed semi-detached blank canvas
- Gas fired central heating
- Timber frame double glazed windows
- Generous rear garden
- Off street parking
- Peaceful cul de sac
- Within walking distance of The Luas
- Clondalkin Village & M50 Motorway within arm's reach
- Viewing highly advised!





## ACCOMMODATION

### HALLWAY

14'7" x 5'5" (4.5m x 1.7m)

Laminate flooring, carpet to stairs, access to lounge and kitchen/Dinning room.

### LOUNGE

15'4" x 9'5" (4.7m x 2.9m)

Laminate flooring and feature fireplace.

### KITCHEN/DINNING

15.4" x 10'1" (4.7m x 3.1m)

Laminate flooring, L-shaped kitchen, understairs storage room and sliding door to the rear garden.



### BEDROOM 1

10'8" x 9'5" (3.3m x 2.9m)

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

### BEDROOM 2

13'1" x 9'5" (4m x 2.1m)

Double bedroom to the front of the property, laminate flooring and built in wardrobes.



### BEDROOM 3

9.8" x 6'8" (3m x 2.1m)

Single bedroom to the front of the property, laminate flooring and built in wardrobes.

### BATHROOM

7'5" x 1'7" (2.3m x 1.7m)

Fully tiled, fitted with w.c, whb and shower cubicle.

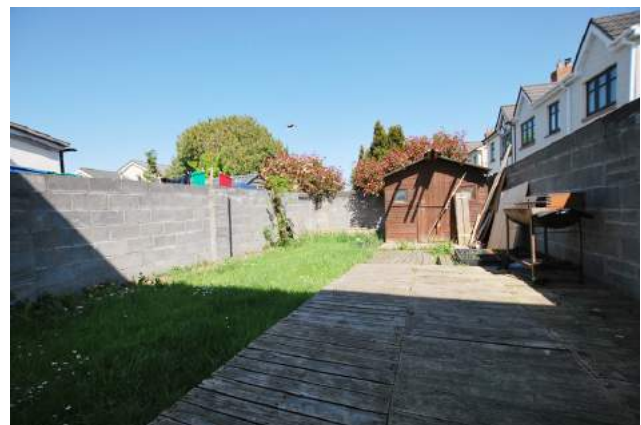


### FRONT

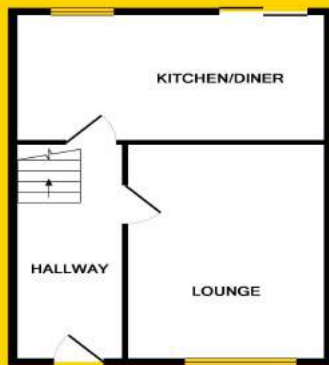
Walled concrete driveway with side lawn garden.

### REAR GARDEN

Generous walled rear garden.



## FLOOR PLANS



GROUND FLOOR



1ST FLOOR

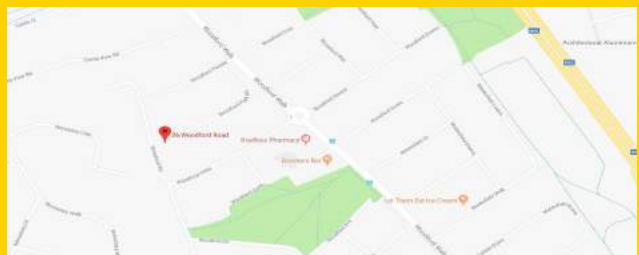
## DIRECTIONS

From M50, take first exit into Clondalkin & continue over flyover. At roundabout take a left turn & at the next roundabout take the 3rd exit onto Woodford Hill. At the next roundabout turn right & right again onto Woodford Court. Proceed ahead and no. 41 can be found on the left hand side.

## 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

Ross Mchugh and he can be contacted on 01 4030720 or 087 1368084.

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

## MORTGAGES

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



For further information or advice, please call:  
**01 40 30 720 or 087 99 44 036**

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