

FOR SALE

BY PRIVATE TREATY

6 Woodford Meadows
Clondalkin
Dublin 22
D22 YN60



Two Bedroom Terraced
c.69.sq.m. /750sq.ft.

BER TBC

Price: €225,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce this exquisite and extended two bedroom property to the market on Woodford Meadows, Dublin 22. No. 6 boasts an enviable position within this ever sought after cul de sac and is found with walking distance of Clondalkin Village and its vast array of amenities including The Mill Shopping Centre, a variety of trendy cafés & bars, primary & secondary schools and Clondalkin Leisure Centre. The N7 and M50 motorway are found merely minutes by car and The Luas is within easy reach - All in all the location is truly next to none.

Interior living accommodation of c.750 sq ft comprises of front porch, lounge, dining area, extended kitchen, two double bedrooms and main family bathroom. No. 6 has been lovingly cared for throughout and is presented in stunning condition from head to toe. The front offers off street parking and the rear has been newly finished in limestone paving which is completely low maintenance. The kitchen extension adds much welcomed living space and really finishes it off leaving nothing further left to be done by the lucky buyer other than hang your hat. It will appeal to a variety of buyers – first time buyers/investors/clients looking to down size – so immediate viewing comes highly recommended.

FEATURES

- c. 750 sq ft
- Beautifully presented throughout
- Double glazed windows
- Gas fired central heating
- Newly fitted combi boiler
- Extended kitchen to rear
- Fitted gloss kitchen
- 2 double bedrooms
- Fully tiled bathroom with Triton Shower
- Low maintenance rear with limestone paving
- Off street parking to front
- Enviaible cul de sac setting
- Highly sought after development
- Clondalkin Village within arm's reach
- N7 and M50 motorway merely minutes by car
- The Luas within walking distance
- Ideal for first time buyers/investors/clients down sizing
- STUNNING PROPERTY
- Viewing highly advised!



ACCOMMODATION

ENTRANCE HALL

5'2" x 4'2" (5.2m x 1.3m)

Small porch area and access to lounge.

LOUNGE

14'7" x 11'8" (4.5m x 3.6m)

Laminate flooring and open access to dining area.

DINING AREA

11'8" x 10'1" (3.6m x 3.1m)

Laminate flooring, stairway to first floor and access to kitchen extension.

KITCHEN

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

Extended room to the rear of the property, fitted gloss kitchen with glass splashback, tiled flooring, two velux windows and double doors to rear.

BEDROOM 1

9'8" x 8'5" (3m x 2.6m)

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

BEDROOM 2

11'1" x 9'8" (3.7m x 3m)

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

BATHROOM

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

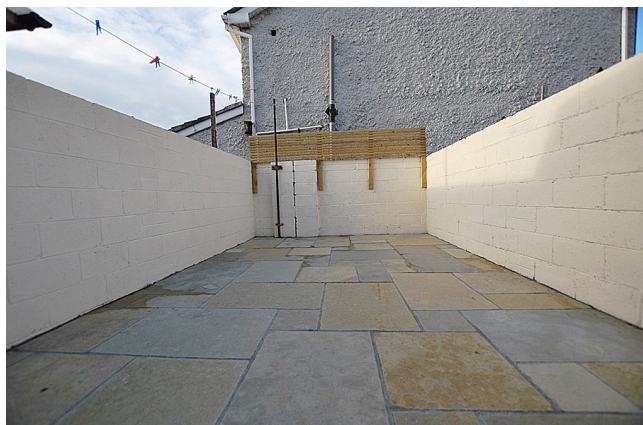
Double bedroom to the front of the property, laminate flooring and built in wardrobes.

FRONT

Walled and concrete driveway.

REAR

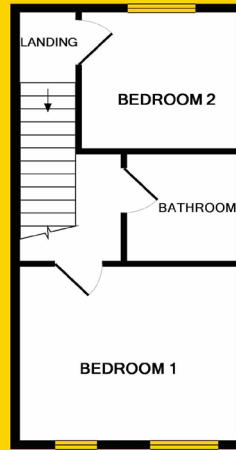
Fully low maintenance, lime stone paving, fully walled and not overlooked.



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.



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