

**FOR SALE**

BY PRIVATE TREATY

**30 Woodavens  
Clondalkin  
Dublin 22  
D22A9Y0**



Three Bedroom End of Terrace  
c.74.8sq.m/805sq.ft

**BER E1**

**Price: €260,000**

PSR Licence Number 002307

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this excellent three-bedroom end of terraced property to the market located in the highly sought after and peaceful Woodavens development. Woodavens is found only minutes' drive from Clondalkin Village, Liffey Valley shopping centre and a host of local shops. Schools, bus routes are all within walking distance. Bright and spacious living accommodation of c. 805 sq ft comprises of entrance hall, lounge, kitchen/dining room, Utility room, three bedrooms (two double/one single) and main family bathroom.

To the rear is a low maintenance garden that is not over looked along with a self-contained unit equipped with WC which has a multitude of uses. To the front of the property there is ample off-street parking and private side access. No. 30 comes to the market in turn key condition throughout and benefits from, a fully tiled bathroom, utility room and built in wardrobes. This one is sure to be a hit with first time buyers looking to make that first step onto the property ladder. Do not miss this opportunity; Call Ray Cooke Auctioneers today!

## FEATURES

- BER E1
- C. 805 sq.ft
- Gas fired central heating
- Turn key condition
- Utility room off kitchen
- Double glazed windows
- Fully tiled bathroom
- 3 spacious bedrooms
- Self-contained unit to rear equipped with W.C
- Spacious driveway with ample off-street parking space
- Peaceful development
- Ideal for 1st time buyers
- Great Investment Opportunity
- Within minutes of Clondalkin village
- Liffey Valley Shopping Centre within easy reach
- The N7 and M50 both very accessible
- Call Ray Cooke Auctioneers for more information!



## ACCOMMODATION



### HALLWAY

8'2" x 2'6" (2.5m x 0.8m)

Carpet to hallway, stairs and landing.

### LOUNGE

12'8" x 14'7" (3.8m x 4.5m)

Laminate flooring with wood burning stove.

### KITCHEN / DINING ROOM

12'5" x 14'7" (3.8m x 4.5m)

Laminate flooring with fitted kitchen and access to utility room.



### UTILITY ROOM

4'9" x 5'2" (1.5m x 1.6m)

Tiled flooring with plumbing.

### BEDROOM 1

9'1" x 14'4" (2.8m x 4.4m)

Double bedroom to the front of the property with carpet flooring and fitted wardrobes.



### BEDROOM 2

10'5" x 9'8" (3.2m x 3.0m)

Double bedroom to the rear of the property, with carpet flooring and fitted wardrobes.

### BEDROOM 3

11'1" x 6'2" (3.4m x 1.9m)

Single bedroom to the front of the property with carpet flooring, fitted wardrobes and panelling to walls.

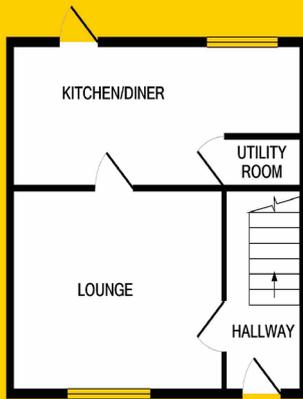


### BATHROOM

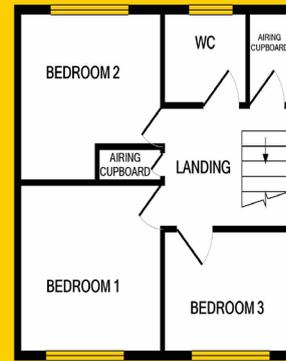
7'5" x 4'9" (2.3m x 1.5m)

Tiled flooring with WC, WHB and bath with Triton shower.





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

Alanna Tyrrell and she can be contacted on **01 4030720 or 086 0606879**

Alternatively you can send an email to **Alanna.tyrrell@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**

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### CLONDALKIN

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

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

### RATHCOOLE

Unit 10 Rathcoole Shopping Centre,  
Rathcoole, Co Dublin

T +353 (0)1 90 89 300  
E rathcoole@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

### GLASNEVIN

169 Mobhi Road  
Glasnevin  
Dublin 9

T +353 (0)1 699 5050  
E glasnevin@raycooke.ie



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