

**FOR SALE**

BY PRIVATE TREATY

13A Westbourne Green  
Clondalkin  
Dublin 22  
D22 C9P1



Three Bedroom Detached  
c.83.6.sq.m /900.sq.ft

**BER** TBC

**Price: €235,000**

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

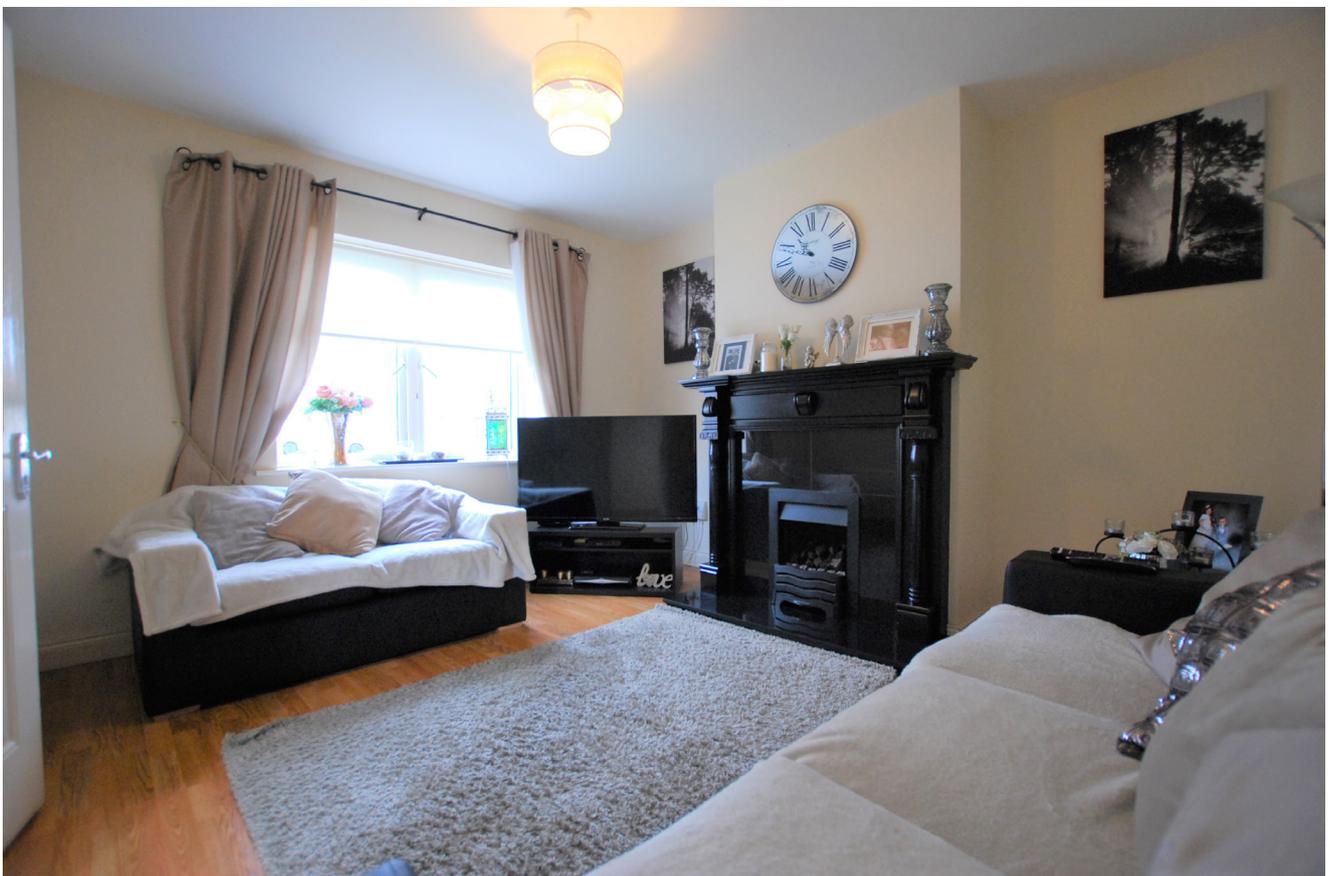
## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this immaculate three bedroom detached property to the market located on Westbourne Green, Dublin 22. This increasingly popular housing development is tucked away just off the Nangor Road and finds itself within arm's reach of Clondalkin Village and a host of other local amenities including shops, schools and leisure centres. Liffey Valley Shopping Centre, the M50 motorway and the Red Cow Luas stop can all be found within a couple of minutes' drive.

Built in 2012, the bright and spacious interior living accommodation of c. 900 sq. ft. comprises of entrance hallway, lounge, kitchen/dining room, guest wc, utility room, three bedrooms (2 double/1 single) and main family bathroom. No. 13 A is literally presented in "turn-key" condition throughout leaving one lucky purchaser absolutely nothing to do but hang their hat! It benefits from a gas fired central heating system, top quality flooring and off street parking for multiple cars. Call Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- c. 900 sq. ft.
- Gas fired central heating
- Useful utility and guest wc
- Excellent condition throughout
- 3 bed 2 bath
- Off street parking for multiple cars
- Built 2012
- Double glazed windows & doors
- Built in wardrobes
- Detached property
- Highly sought after development
- Located just off the Nangor Road
- Clondalkin Village within arm's reach
- M50, Liffey Valley & The Luas within a couple of minutes' drive
- Within walking distance of Grange Castle Business Park & Pfizer
- IDEAL 1ST TIME BUYER OPPORTUNITY!!!
- Viewing highly advised



## ACCOMMODATION

### LOUNGE

11'8" x 12'7" (3.6m x 3.9m)

Bright lounge with laminate flooring and feature gas fireplace.

### KITCHEN

10'4" x 15'7" (3.2m x 4.8m)

Spacious room stretching the width of the property, tiled floor and splashback, eye and floor level units, plenty of storage and access to utility room, guest w.c. and rear garden.



### BEDROOM 1

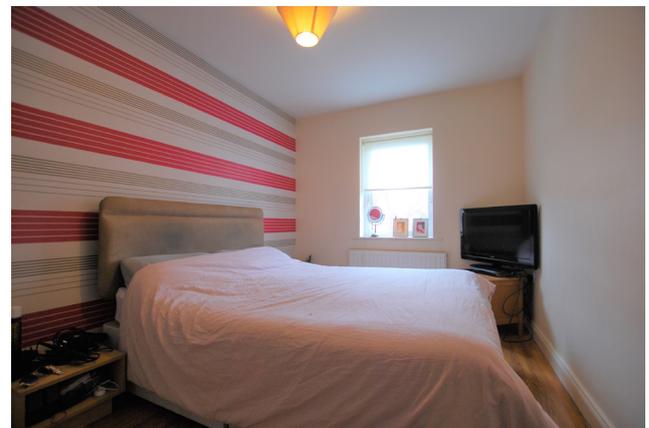
9'8" x 6'5" (3m x 2.0m)

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

### BEDROOM 2

8'8" x 15'0" (2.7m x 4.6m)

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



### BEDROOM 3

8'8" x 11'4" (2.7m x 3.5m)

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



### BATHROOM

7'5" x 7'2" (2.3m x 2.2m)

Fully fitted bathroom with w.c., w.h.b and bath with tiled flooring.





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

James Droney and he can be contacted on 01 4599288 or 086 1409043

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



## MORTGAGES

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