



**For Sale** By Private Treaty

32 Westbourne Green  
Clondalkin  
Dublin 22



Scan to view Property

3 Bedroom | 2 Bathroom | Semi Detached | 90 sq.m

**Guide Price: €285,000**



## Description

RAY COOKE AUCTIONEERS are delighted to present this fantastic, extended and immaculately presented three-bedroom semi-detached property to the market in the popular Westbourne development. Westbourne is a highly sought-after development located just off the Nangor Road and within easy reach of Clondalkin Village and many other local amenities including Liffey Valley Shopping Centre, Grange Castle Business Park, The Naas Road and the M50 Motorway. Bright and airy interior living accommodation of c 90 Sq m comprises of entrance hall, wc/utility, kitchen, lounge and 2nd reception room/dining area to the ground floor. Upstairs you will find 3 bedrooms and a family bathroom. externally is a fully enclosed low maintenance west facing garden whilst the front benefits from off road parking. No. 32 is presented in great condition throughout having been renovated by the current owners in the last 4 years, further benefits here include double glazed windows, gas central heating and in situated nicely in a cul de sac location. Call Ray Cooke Auctioneers for further information or to arrange viewing!

## Features

- 3 Bed
- Semi detached
- Walking distance to Corkagh Park
- Immaculate throughout
- Gas central heating
- West facing rear garden
- Driveway to front
- C. 90 sqm
- Close to all local amenities
- BER D2
- Sought after development
- Call today to arrange a viewing!



## Accommodation

### Entrance Hall

2.2m x 2m

Window to the front of the property with access to downstairs WC, living and kitchen area.

### Lounge

5m x 3.1m

Featured fireplace with arch to the extension.

### Kitchen

4.5m x 3m

Window to the front of the property, base and eye level units, built in oven, hob and extractor fan.

### Downstairs WC

1.9m x 1.9m

Fitted with WC, wash hand basin and space for washing machine.

### Bedroom 1

3.5m x 2.5m

Window to the front of the property with built in wardrobes.

### Bedroom 2

3.7m x 2.7m

Window to the rear of the property.

### Bedroom 3

2.2m x 3.3m

Window to the rear of the property.

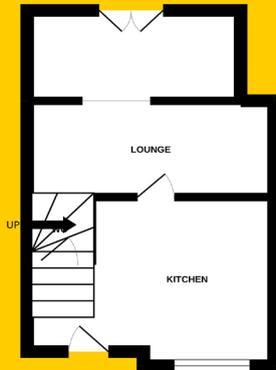
### Bathroom

2m x 2.4m

Window to the front of the property, bath with shower, wash hand basin with WC and hot press.



## Floor Plans



### Negotiator

Nick Lindsey  
01 403 0720 or 086 063 4889

Email: [nick.lindsey@raycooke.ie](mailto:nick.lindsey@raycooke.ie)



### 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.

**Ray  
Cooke.**  
Financial Services

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

### Mortgages

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

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

**Ray  
Cooke.**

## Residential & Commercial Property Advice

Sales | Lettings | Property Management | Valuations | Mortgages

