

FOR SALE

BY PRIVATE TREATY

38 Woodford Villas
Clondalkin
Dublin 22



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

BER TBC

Price: €250,000

raycooke.ie
PSRA LICENCE NO. 002307

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent three bedroom semi detached family home to the market on Woodford Villas, Dublin 22. Woodford is arguably Clondalkin's most sought after development for first time buyers as within easy reach you will find an abundance of essential amenities including shops, shopping centres, bars, primary & secondary schools and recreational facilities. Clondalkin Village, the M50 motorway and The Luas are all found within a stone's throw and a host of bus routes to and from Dublin's City Centre are literally within arm's reach.

This particular style of home rarely comes to the market and offers an extra bright living room with two large windows spanning the full width of the front of the property. Interior living accommodation of c. 900 sq ft comprises of entrance hallway, lounge, kitchen/dining room with under stairs storage, three bedrooms and main family bathroom. No. 38 has been freshly painted head to toe and is presented in no less than "walk in" condition. An ideal first purchase or an equally keen investment; viewing is highly advised.

FEATURES

- c. 900 sq ft
- Oil fired central heating; recently upgraded boiler
- Double glazed windows
- Freshly painted throughout
- New flooring fitted to stairs, landing, lounge & kitchen/dining room
- L-shaped kitchen with under stairs storage
- Feature living room, full width of the house, and with 2 bright windows
- Fully tiled bathroom suite with Triton Shower
- Ample wardrobe space
- Private rear garden with Barna shed
- Cobblelock driveway with side lawn garden to front
- Highly sought after development
- Within walking distance of Clondalkin Village & The Luas
- M50 motorway within easy reach
- 1st time buyers dream!



ACCOMMODATION

HALLWAY

7'5" x 4'2" (2.3m x 1.3m)

Timber flooring, access to lounge, kitchen/dining, carpet to floor.

LOUNGE

15'4" x 10'5" (4.7m x 3.2m)

Bright room full width of front of house, two large windows, laminate flooring, feature fireplace with mahogany surround and mantle, access to kitchen/dining.

KITCHEN/DINING

10'2" x 15'4" AND 7'2" x 6'6" (3.1m x 4.7m & 2.2m x 2m)

Laminate flooring throughout, sliding patio door to rear from dining area, L-Shaped fitted kitchen, understairs storage space.

BEDROOM 1

13'1" x 8'2" (4m x 2.5m)

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

BEDROOM 2

10'2" x 6'2" (3.1m x 1.9m)

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

BEDROOM 3

10'2" x 9'5" (3.1m x 2m)

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

BATHROOM

6'9" x 5'6" (2.1m x 1.7m)

Fully tiled bathroom suite with w.c, whb and bath with triton shower.

OUTSIDE FRONT

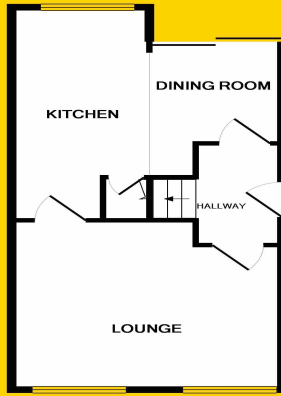
Gated cobblelock driveway with side lawn garden.

OUTSIDE REAR

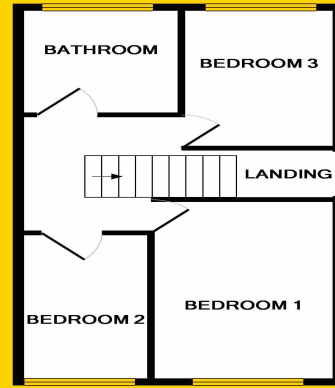
Walled, lawn and paved areas and barna shed.



FLOOR PLANS



GROUND FLOOR



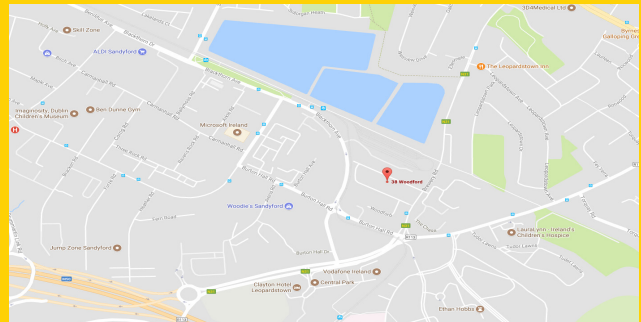
1ST FLOOR

OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

DIRECTIONS

From junction at Red Cow follow signs for Monastery Road. Passing The Ibis Hotel proceed ahead to the roundabout at Siac and turn right onto Woodford Hill. At the next roundabout turn left and proceed ahead, passing the shops on the left hand side, turn left onto Woodford Villas. No. 38 can be found on the right hand side.

LOCATION



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 4030720 or 0871368084.**

Alternatively you can send an email to **ross@raycooke.ie** and we will contact you.

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
Financial Services Ltd

For further financial advice, please call:
Sean Kavanagh on 01 40 30 720 or contact him
by email sean@raycooke.ie

CLONDALKIN

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

T +353 (0)1 40 30 720

F +353 (0)1 40 30 760

E clondalkin@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght, Dublin 24

T +353 (0)1 45 99 288

F +353 (0)1 40 30 760

E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure, Dublin 6W

T +353 (0)1 68 75 800

F +353 (0)1 40 30 760

E terenure@raycooke.ie



RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

raycooke.ie

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.