

**FOR SALE**

BY PRIVATE TREATY

**34 Woodford Park Road  
Clondalkin  
Dublin 22  
D22 E2C4**



Three Bedroom Semi Detached  
c.125.4sq.m /1.350.sq.ft



**Price: €335,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly introduce no. 34 Woodford Park Road to the Dublin 22 market. Woodford Park Road is found with walking distance of Clondalkin Village and its vast array of amenities including The Mill Shopping Centre, a variety of cafés and bars, primary and secondary schools and Clondalkin Leisure Centre. The N7 and M50 motorway are found merely minutes by car and The Luas is within walking distance – All in all the location is truly next to none. Internal living accommodation of c. 1,350 sq ft comprises of entrance hallway, lounge, utility with shower room, open plan rear extended kitchen/dining/living room, three bedrooms, main family bathroom and converted attic (in use as 4th bedroom). No. 34 boasts an enviable position within this peaceful cul de sac. This superb family home is presented in no less than turn-key condition throughout and the list of additional features is endless. The extended living space is completely versatile for a growing family and leaves the property ready to walk into. Prime for first time buyers or anyone looking to trade up - Viewing is strongly advised.

## FEATURES

- c. 1,350 sq ft
- BER C3
- Alarmed
- Gas fired central heating
- Double glazed windows
- XL rear kitchen/living extension
- Fully fitted gloss kitchen
- Granite worktops
- Additional utility with shower room
- Converted attic (currently in use as 4th bedroom)
- Low maintenance rear garden
- Barna storage shed
- Off street parking
- Envable 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
- Viewing highly advised!



## ACCOMMODATION

### ENTRANCE HALL

5'5"x7'5" (1.7m x 2.3m)

Laminate floor, carpet to stairs, access to lounge.

### LOUNGE

9'5"x15'7" (2.9m x 4.8m)

Laminate floor, access to inner hallway.

### INNER HALL

10'2"x3'9" (3.13m x 1.2m)

Tiled floor, fitted units, access to shower room, and outside side passageway.

### UTILITY ROOM

11'1"x6'5" (3.4m x 2.0m)

Tiled floor, fitted units, access to shower room, and outside side passageway.

### SHOWER ROOM

8'2"x3'2" (2.5m x 1.0m)

Tiled floor, tiled walls, WC, WHB, Shower.

### EXTENDED KITCHEN/LIVING ROOM

23'6"x14'1" (7.2m x 4.38m)

XL rear extension. Tiled floor. Fully fitted kitchen with an abundance of storage units. Granite worktops. Double doors to rear garden.

### BEDROOM 1

12'7"x8'2" (12.7m x 8.2m)

Double to front. Laminate floor.

### BEDROOM 2

9'4"x11'1" (2.89m x 3.4m)

Double to rear. Laminate floor.

### BEDROOM 3

7'4"x9'5" (2.0m x 2.96m)

Single room to the front of the property. Laminate flooring.

### ATTIC

11'8"x15'5" (3.6m x 4.73m)

Accessed from landing. Laminate flooring. Evas storage. Currently in use as a double bedroom.

### BATHROOM

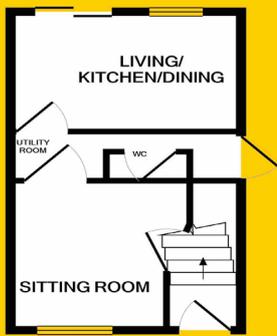
7'4"x5'6" (2.26m x 1.73m)

Tiled floor and walls, WC, WHB, Shower.

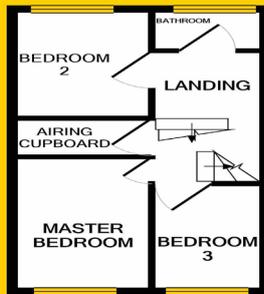
### OUTSIDE REAR

Low maintenance. Barna Shed.

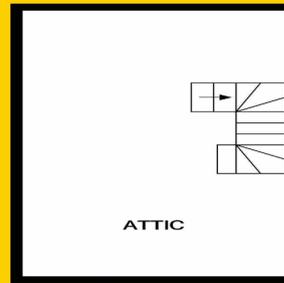




GROUND FLOOR



1ST FLOOR



ATTIC

## 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 087 1368084

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



## MORTGAGES

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