

FOR SALE

BY PRIVATE TREATY

**36 Westbourne Avenue
Clondalkin
Dublin 22
D22V9H9**



Three Bedroom Terraced
c.72.4sq.m /780sq.ft



Price: €269,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent three-bedroom mid terraced property to the market in the Westbourne development. Westbourne Avenue is a highly sought-after development located just off the Nangor Road and within easy reach of Clondalkin Village and many other local amenities. No. 36 occupies a prime location within the development and comes to the market boasting an endless list of delightful features. Once you step inside the front door you will see nothing but immaculately presented and tastefully decorated interior. No expense has been spared having undergone extensive renovation including new kitchen and flooring throughout. Interior living accommodation of c. 780 sq ft comprises of entrance hallway, lounge, kitchen/dining room, three double bedrooms and main family bathroom are located upstairs. To the rear you can find a large sunny rear garden along with block built shed, to the front there is ample off-street parking. This property is a 1st time buyers dream! Call Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- Ber – D1
- Gas fired central heating
- Double glazed windows
- Fully alarmed
- Immaculate presented
- Newly fitted kitchen
- Large spacious double bed rooms
- Private XL rear garden
- Fitted wardrobes
- Ample parking to the front of the property
- Close proximity to Liffey Valley SC and Park West Business Park
- Excellent access to M50 and N7
- Luas line and all major bus routes
- Call Ray Cooke Auctioneers for further information or to arrange a private viewing



ACCOMMODATION



HALLWAY

11'1" x 5'5" (3.6m x 1.7m)

Tiled pannelling flooring and landing.

LOUNGE

15'09" x 10'1" (4.6m x 3.1m)

Laminate flooring with gas fire.

KITCHEN

11'1" x 16'4" (3.4m x 5.0m)

Tiled flooring, fitted kitchen and access to the rear garden.



BEDROOM 1

10'1" x 13'4" (3.1m x 4.1m)

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

BEDROOM 2

10'1" x 8'5" (3.1m x 2.6m)

Double bedroom to the rear of the property with laminate flooring.



BEDROOM 3

11'1" x 6'8" (3.4m x 2.1m)

Single bedroom to the front of the property with laminate flooring and storage space.

BATHROOM

5'9" x 7'2" (1.8m x 2.2m)

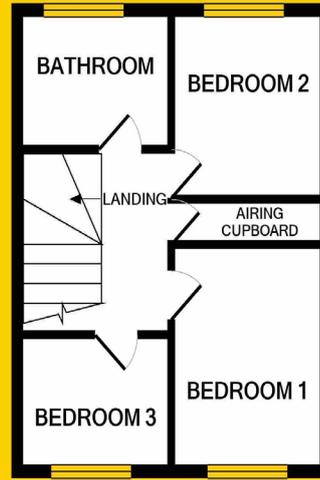
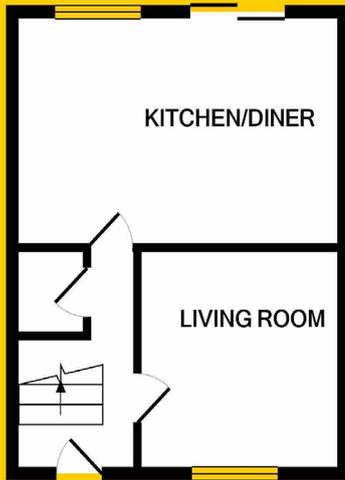
Fully tiled, fitted with WC, wash hand basin and triton shower.



REAR GARDEN

Block shed.





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
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For further information or advice, please call:
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