FOR SALE

BY PRIVATE TREATY

39 Ashwood Road
Clondalkin
Dublin 22
D22HK77

Ray Cooke
Auctioneers

Three Bedroom Semi-Detached
c. 99.4sq.m / 1,070sq.ft

BER F

Price: €285,000

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DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce no. 39 Ashwood Road to the market in one of Dublin 22's most popular and sought-after areas.

Ashwood Road, ever in demand, is enviably positioned within arm's reach of all essential amenities including Clondalkin Village, shopping centres, and park west business campus. On a transport note bus routes are plentiful and N7 & M50 Motorway are found within minutes by car.

Internal living accommodation of c. 1,070 sq. ft comprises of entrance hallway, guest W. lounge, kitchen & dining room, on the first floor you will find three extremely spacious bedrooms and main family bathroom, which has recently undergone extensive renovation.

No. 39 is a blank canvas throughout, ready for its new owner to apply their own stamp and create the perfect forever home. The driveway offers ample off-street parking and to the rear is a most generous, fully walled garden. Interest is sure to be seen from a mix of local first-time buyers and clients looking to trade-up; Viewing is highly advised.

FEATURES

- c. 1070 sq ft
- BER – F
- Oil fired central heading
- Double Glazed windows
- Sizable room proportions throughout
- Large fully walled read garden
- Driveway with ample parking space
- Peaceful mature residential development
- Within easy reach of an array of local amenities
- M50 Motorway and Tallaght Hospital easily accessible
- Mature and highly sought-after development
- Ideal for first time buyers and anyone trading up
- Viewing highly advised

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ACCOMMODATION

HALLWAY
13'1" x 6'8" (4.0m x 2.1m)
Laminate flooring with access to the living room and kitchen area.

LIVING ROOM
13'1' x 15'7" (4.0m x 4.8m)
Laminate flooring with access to dining room.

KITCHEN
11'4" x 9'5" (3.5m x 2.9m)
Laminate flooring with access to garden and dining room with tiled splashback.

DINING ROOM
9'8" x 11'4" (3m x 3.5m)
Laminate flooring with access to the living room, garden and kitchen area.

BEDROOM 1
12'4" x 14'7" (3.8m x 4.5m)
Laminate flooring with fitted wardrobes.

BEDROOM 2
12'4" x 12'1" (3.8m x 3.7m)
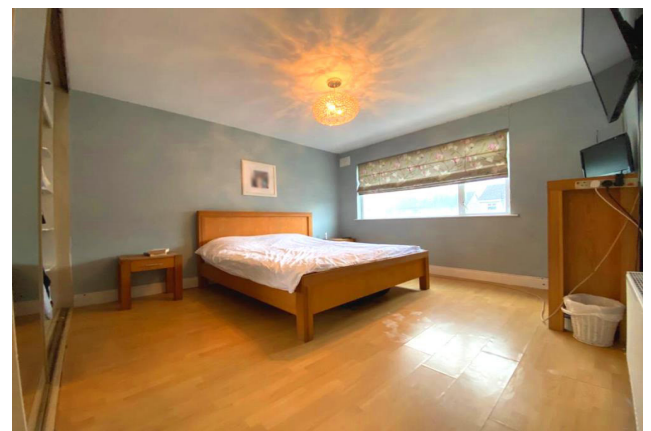Laminate flooring with fitted wardrobes.

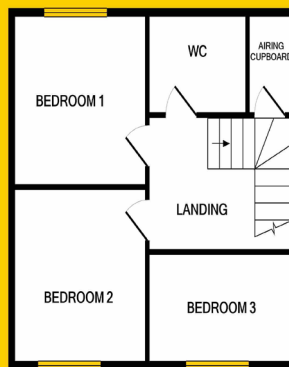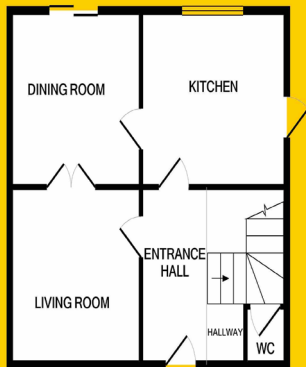### BEDROOM 3
9'1" x 8'2" (2.8m x 2.5m)
Laminate flooring.

BATHROOM
11'4" x 6'5" (3.5 x 2.m)
Tiled flooring and walls with wc, wash hand basin, bath and triton shower.

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Floor plan: Dining Room, Kitchen, Entrance Hall, Living Room, Hallway, WC

Floor plan: Bedroom 1, WC, Airing Cupboard, Landing, Bedroom 2, Bedroom 3

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 0860606879

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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Ray Cooke *Financial Services* Ltd

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