

FOR SALE

BY PRIVATE TREATY

**4 Woodford Grove
Clondalkin
Dublin 22**



**3 Bedroom Terraced
c.86sq.m / 930sq.ft**



Price: €265,000

raycooke.ie

PSRA LICENCE NO. 002307

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce this exquisite three bedroom family home to the market on Woodford Grove, Dublin 22.

No. 4 boasts an enviable position at the end of this ever sought after cul de sac and is found with walking distance of Clondalkin Village and its vast array of amenities including The Mill Shopping Centre, a variety of trendy cafés & bars, primary & secondary schools and Clondalkin Leisure Centre. The N7 and M50 motorway are found merely minutes by car and The Luas is within easy reach - All in all the location is truly next to none.

Interior living accommodation of c.930sqft comprises of extended front porch, entrance hallway, lounge, L-shaped kitchen/dining room, three bedrooms and main family bathroom. No. 4 is arguably the finest example seen in Woodford this year and has been extensively upgraded and meticulously maintained by its current owner. The hallway has been removed to create a most inviting living room and to the rear is a stunning, low maintenance garden space.

Viewing is highly advised to appreciate the quality on offer; Call Ray Cooke Auctioneers today!

FEATURES

- c. 930sq.ft
- Triple glazing to front/double glazing to rear
- Upgraded gas fired central heating system
- Extended front porch
- Alarmed
- Pristine condition throughout
- Hallway removed to create larger lounge
- Wood burning stove to lounge
- L-shaped kitchen/dining room
- Three generous bedrooms
- Upgraded bathroom suite
- Low maintenance front and rear
- Envable cul de sac setting
- Highly sought after development
- Clondalkin Village within arms' reach
- N7 & M50 motorway merely minutes by car
- The Luas within walking distance
- STUNNING PROPERTY
- Viewing highly advised!!



ACCOMMODATION

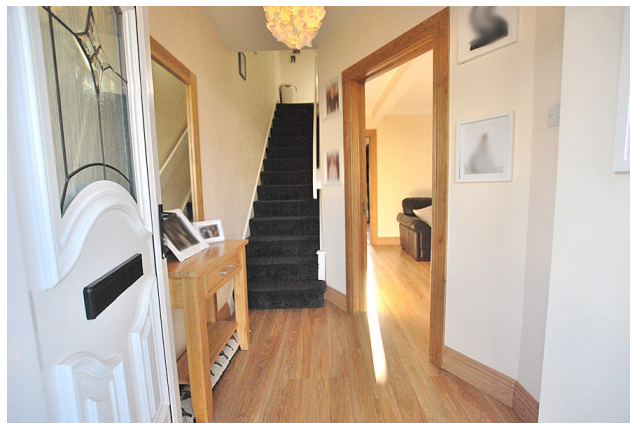
FRONT

Peaceful cul de sac. Walled, concrete driveway with off-street parking.

HALLWAY

2.5m x 1.8m

Wood effect laminate flooring, carpet to stairs and landing. Access to lounge. Entered through extended porch.



LOUNGE

4.7m x 3.8m

Wood effect laminate flooring, feature fireplace with stove.



KITCHEN/DINING

5.3m x 2.2m & 3.4m x 2.3m

L-shaped room with ample kitchen storage unit. Tiled floor and splashback. Patio door to rear.



BEDROOM 1

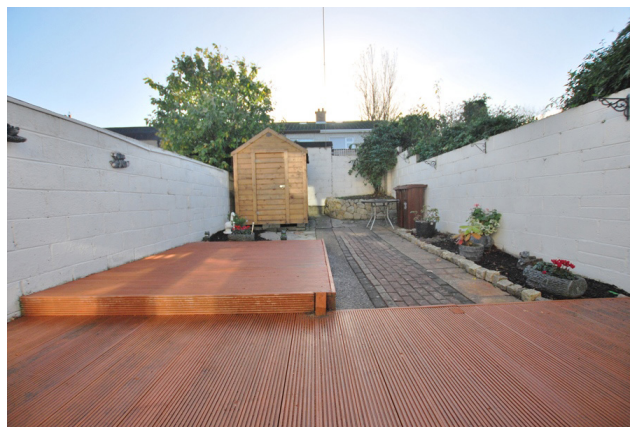
2.1m x 1.7m

Double bedroom to the rear of the property with carpet flooring and built-in wardrobes.

BEDROOM 2

3.9m x 2.8m

Double bedroom to the front of the property with carpet flooring and built-in wardrobes.



BEDROOM 3

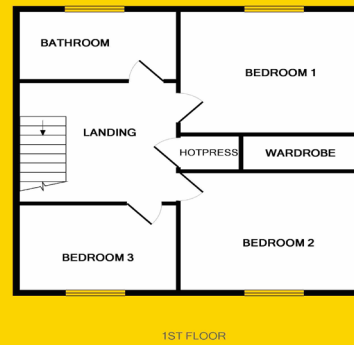
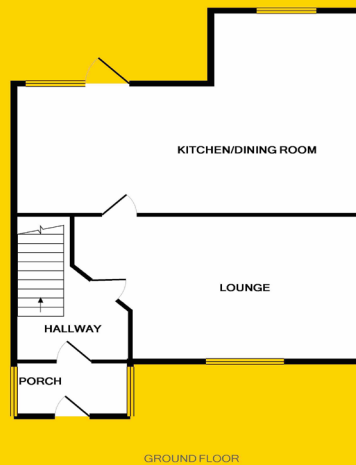
3m x 2.1m

Single bedroom to the front of the property with carpet flooring and built-in wardrobes.

REAR

Fully walled, lengthy rear garden. Low maintenance paving and decking. Barna storage shed.

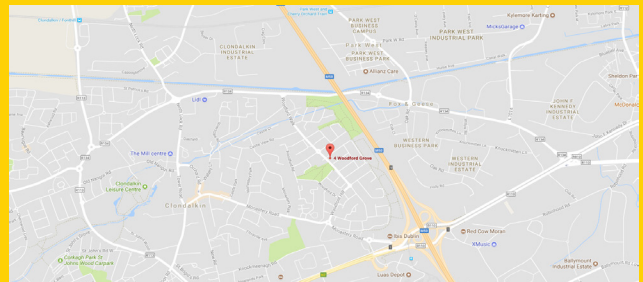
FLOOR PLAN



DIRECTIONS

From M50, take first exit into Clondalkin & continue over flyover. At the roundabout take a left turn & at the next roundabout take the 3rd exit onto Woodford Hill. At the next roundabout turn left onto Woodford Walk and turn right onto Monksfield Meadows. At the T-junction turn left and then take the 2nd left onto Woodford Grove. No 4 is found at the end of the cul de sac on the left 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 40 30 720 or 087 136 8084.**

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

MORTGAGES

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- Choice of Lenders



For further information or advice, please call:
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