

**FOR SALE**

BY PRIVATE TREATY

**345 Riverforest  
Captains Hill  
Leixlip  
Co. Kildare  
W23H6K0**



Three Bedroom Semi Detached  
c.96sq.m



**Price: €325,000**

PSR Licence Number 002307

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fine three bedroom semi detached home to the market in the ever sought after Riverforest estate, Leixlip. The location is next to none with every conceivable amenity within arms reach such as Supervalu and Leixlip Confey Train Station. Within minutes you are in the heart of Leixlip village with its abundance of shops, pubs, schools and eateries while Intel and Hewlett Packard are both easily accessible by car.

Bright and spacious living accommodation of c. 96 sq m comprises of entrance hall, kitchen/dining-room, living room, three double bedrooms including master en suite and a main family bathroom. To the rear is a sunny garden with an abundance of mature planting and boasts the added bonus of not being overlooked.

Number 345 is sure to be popular with first time buyers or those looking to trade up to such a mature and settled development. Boasting a long list of additional features to include timber flooring, built in storage and a private rear garden, this one is sure to be popular. Call Ray Cooke Auctioneers today!

## FEATURES

- BER E1
- C. 96 sqm
- Oil fired central heating
- Semi detached
- 3 bed / 2 bath
- Superb Location
- Mature, settled development
- Private and not over looked
- Built in storage through out
- Utility space off kitchen
- Ample parking
- Early viewing highly recommended
- Call Ray Cooke Auctioneers today to arrange a private viewing!





## ACCOMMODATION

### HALLWAY

10'1" x 5'5" (3.1m x 1.7m)

Semi solid wooden flooring, with carpet stairs and landing.

### LIVING ROOM

13'4" x 14'4" (4.1m x 4.4m)

Semi solid wooden flooring, featured fireplace, open fire.

### KITCHEN

19'6" x 10'8" (6.0m x 3.3m)

Semi solid wooden flooring to the dining area, tiles to the kitchen area, fully fitted kitchen, integrated appliances, small utility space under the stairs.

### BEDROOM 1

10'1" x 9'1" (3.1m x 2.8m)

Double bedroom to the rear of the property with laminate flooring in the bedroom with fitted wardrobe.

### ENSUITE

4'2" x 2'2" (1.3m x 0.7m)

Wash hand basin, WC with shower.

### BEDROOM 2

12'7" x 9'5" (3.9m x 2.9m)

Fitted wardrobes, semi solid wooden flooring.

### BEDROOM 3

8'5" x 8'8" (2.9m x 2.7m)

Build in wardrobes, semi solid wooden flooring.

### BATHROOM

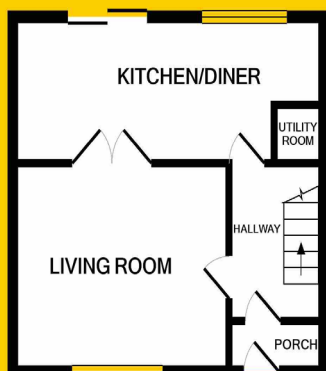
6'8" x 6'2" (2.1m x 1.9m)

WC, wash hand basin, bath with triton shower.

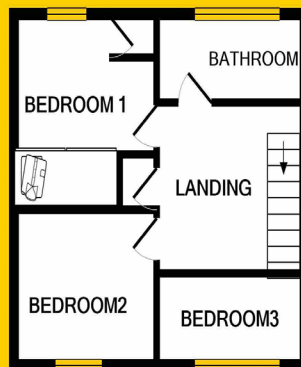
### REAR GARDEN

West facing rear garden, with patio area and block built shed.





GROUND FLOOR



1ST FLOOR

## 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](mailto:Alanna.tyrrell@raycooke.ie) and we will contact you.



## MORTGAGES

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