

FOR SALE

BY PRIVATE TREATY

**58 Rochford Park
Kill
Co. Kildare
W91 F2D1**



Two Bedroom Apartment
c. 88.2 sq.m /950sq.ft



Price: €235,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fantastic two bedroom first floor apartment to the market positioned within the exclusive gated Rochford development in Kill Co Kildare. Rochford Park is perfectly positioned in the heart of Kill Village, just off the N7 offering both a peaceful setting and a convenient location. Dublin City Centre is only 20 minutes drive away with Naas & Johnstown 5 minutes away offering a large variety of amenities such as schools, shops, restaurants, bars & sporting facilities. The Dublin bus passes by the entrance of the development regularly also.

Bright and spacious living accommodation of c.950sq. ft comprises an entrance hallway, LARGE lounge with access to south facing balcony, dining room/kitchen, two double bedrooms, main family bathroom and balcony that is not overlooked. No. 58 comes to the market in super condition throughout and ready to walk into. It benefits from upgraded electric heating system, double glazed windows throughout and a gated community. Interest is sure to be seen from both 1st time buyers & investors. Early viewing is highly advised. Call Ray Cooke Auctioneers for further information or to arrange viewing!!

FEATURES

- LOCATION LOCATION LOCATION
- Management fee €900.00
- First floor Apartment
- Two double bedrooms
- Not Over looked
- Double glazed windows
- Communal area
- Gated development
- Close to M50/N7
- Large attic space
- Located in the heart of Kill Village
- Every conceivable amenity on your doorstep
- Viewing highly advised!



ACCOMMODATION



LOUNGE

15'0" x 16'7" (4.6m x 5.1m)

Bright lounge with laminate flooring, built in shelving and storage unit, south facing balcony and double doors to kitchen.

KITCHEN

14'1" x 12'7" (4.3m x 3.9m)

Fully fitted kitchen with eye and floor level units, tiled flooring, dining area and double doors to lounge.

BEDROOM 1

12'4" x 8'5" (3.8m x 2.6m)

Double bedroom with laminate flooring, built in wardrobe.

BEDROOM 2

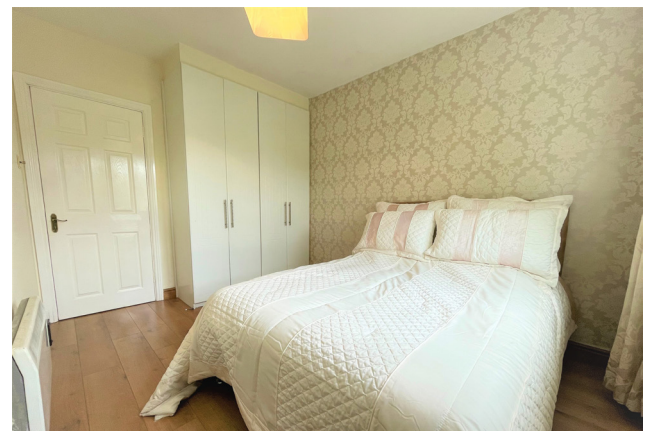
11'1" x 9'1" (3.4m x 2.8m)

Double bedroom with laminate flooring, built in wardrobe.

BATHROOM

12'4" x 5'5" (3.8m x 1.7m)

Fully fitted three piece suite with wc, whb and bath, tiled flooring.





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

Conor Clarke and he can be contacted on **01 9089300 or 086 8371963**

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



MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:
01 40 30 720

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

CLONDALKIN

(Head Office)
3 Main Street,
Clondalkin, Dublin 22

T +353 (0)1 40 30 720
E clondalkin@raycooke.ie

RATHCOOLE

Unit 10 Rathcoole Shopping Centre,
Rathcoole, Co Dublin

T +353 (0)1 90 89 300
E rathcoole@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

T +353 (0)1 45 99 288
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

T +353 (0)1 68 75 800
E terenure@raycooke.ie

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

T +353 (0)1 54 11 455
E finglas@raycooke.ie



RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

raycooke.ie

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2021.