

FOR SALE

BY PRIVATE TREATY

**87 Louise Park,
Leixlip,
Co Kildare
W23DY54**



One Bedroom Apartment
1,280sq.ft



Price: €215,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this charming one bedroom apartment to the market in Louisa Park one of Leixlip's most sought after developments. This mature and peaceful development boasts an idyllic setting within walking distance to Leixlip town along with a host of local amenities on your door step. No 87 is presented in no less than turn key condition having been lovingly cared for by its current owner. Internal living accommodation is made up of; entrance hall, master bedroom with walk in wardrobe, main family bath and spacious open plan living / dining / kitchen area. The property is flooded with natural light beaming in from the sunny south facing balcony ideal for entertaining family and friends. This property will make the ideal starter home for any first time buyer or for clients looking to size down. Viewing highly advised to appreciate this stunning apartment. Call Ray Cooke Auctioneers today to arrange a private viewing.

FEATURES

- BER C3
- 52 sqm
- Electric storage heating
- €1395 pa management fees
- Fully alarmed
- 2 parking spaces provided
- 3rd floor property with lift access
- Master bedroom with walk in wardrobe
- Additional storage in bedroom and hall
- En suite converted into wardrobe can be easily converted back to en suite
- Large attic storage space
- Private south facing balcony
- Highly sought-after location
- Within walking distance to Leixlip Town
- M50 Motorway and The M4 within easy reach
- Call Ray Cooke Auctioneers today for more information!



ACCOMMODATION



HALLWAY

9'8" x 3'9" (3.0m x 1.2m)

Laminate floor,

LOUNGE/KITCHEN/DNING ROOM

Laminate flooring tiles in kitchen and intergrated applicanes kitchen island, patio to south facing garden.

BEDROOM 1

11'4" x 13'4" (3.5m x 4.1m)

Laminate floor walk in wardrobes velux windows.

UTILITY ROOM

Washing machine.

BATHROOM

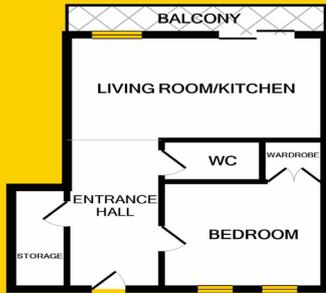
7'5" x 5'2" (2.3m x 1.6m)

Tiled wc, wash hand basin bath and shower.

REAR GARDEN

South facing lare garden.





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
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For further information or advice, please call:
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