

FOR SALE

BY PRIVATE TREATY

**126 The Academy Building
Park West
Dublin 12
D12E008**



Three Bedroom Apartment
c.111.4sq.m /1200.sq.ft



Price: €240,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this stunning large style three bedroom apartment on the first floor onto in the The Academy, within the exclusive Parkwest development. This location is ever sought after as it is situated within walking distance of Parkwest Business Park. The Parkwest train station which connects to all major stations in minutes. The M50 Motorway, The Red Cow Luas Stop and Clondalkin & Palmerstown Villages are all at your doorstep. Extra spacious interior living accommodation of c. 1,200 sq ft comprises of entrance hallway, large lounge , kitchen/dining area, three double bedrooms, two en-suites and main family bathroom. The property benefits from a dual aspect positioning and has large balconies on either side. Early viewing is highly advised; call Ray Cooke Auctioneers for further information or to register for viewing!

FEATURES

- 3 Bed 3 Bath Apartment
- c. 1,200 sq ft
- Lifts & Stairs
- Mgmt fee TBC
- BER C1
- 1st Floor
- Settled development
- 2 En-suites
- Sunny Balcony
- Fully fitted kitchen
- Electric storage heating
- Designated underground parking space
- Ample visitor's parking space
- Close to Parkwest Train Station



ACCOMMODATION

ENTRANCE / HALLWAY

91'7" x 12'8" (8.5m x 1.19m)

LOUNGE

3'8" x 6'4" (41.8m x 69.5m)

Laminate flooring, freshly painted, sliding doors with access to balcony and electric storage heating.

KITCHEN

2'9" x 5'5" (31.7m x 59.3m)

Tiled flooring, intergrated appliances with floor and eye level units.

BEDROOM 1

3'6" x 5'3" (38.7m x 57.3m)

Laminate flooring, built in wardrobes and sliding doors to the back of the balcony

BEDROOM 2

3'4" x 3'6" (37.5m x 38.7m)

Laminate flooring, freshly painted, electric storage heating with sliding doors with access to the balcony.

BEDROOM 3

3'8" x 3'3" (41.01m x 36.2m)

Laminate flooring, freshly painted, sliding doors with access to the balcony and electric storage heating.

BATHROOM

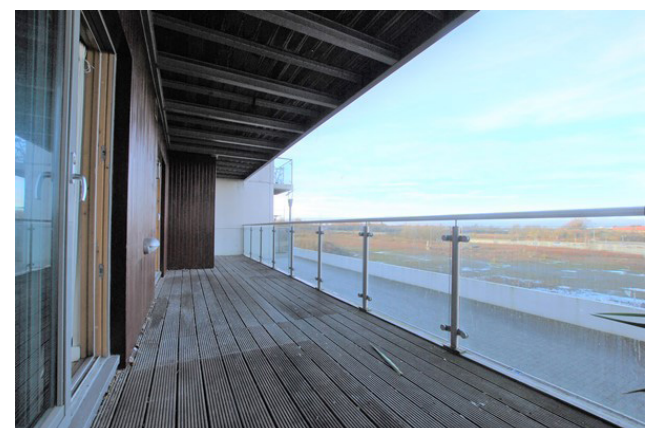
1'6" x 2'3" (17.9 x 24.7)

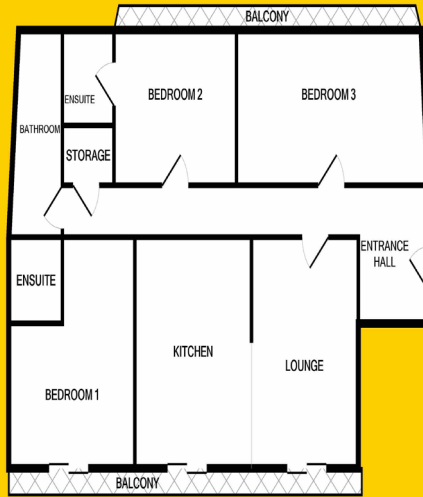
Fully fitted bath, tiled flooring, tiled splashback, wc and wash hand basin.

EN-SUITE

1'4" x 2'3" (15.8m x 25.7m)

W/C, wash hand basin, tiled flooring with shower cubicle.





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

Eoin Keogh and he can be contacted on 01 4030720 or 0867788498

Alternatively you can send an email to eoin.keogh@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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