

**FOR SALE**

BY PRIVATE TREATY

**231 The Crescent Building  
Park West  
Dublin 12  
D12X624**



Three Bedroom Apartment  
c.97.08sq.m /1,045sq.ft



**Price: €295,000**

PSR Licence Number 002307

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this stunning three bedroom penthouse apartment located in the very popular Crescent Building, 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. 1045 sq ft comprises of entrance hallway, large open plan lounge, kitchen/dining area, three double bedrooms, master and guest bedroom ensuite and main family bathroom. The lounge has triple aspect floor to ceiling double glazed windows allowing for natural light to beam in through the apartment's south facing aspect. The dining area opens onto a sun-drenched balcony.

This property has been extensively renovated and tastefully decorated from top to bottom by the current owner, viewing essential to appreciate this stunning apartment. Early viewing is highly advised, call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- BER C2
- C. 1045 sqft
- Management fees €2,216.23
- Newly installed smart home electric heating system
- South facing aspect
- Extensively renovated by current owners
- Owner occupied
- Tastefully decorated
- No onward chain
- Hardwood floors through out
- 3 large double bedrooms
- 3 fully tiled bathrooms
- All new appliances
- Newly fitted handmade full-length curtains
- Floor to ceiling windows in living space
- Bright and spacious open plan kitchen, living & dining area
- Ample parking in underground secure car park
- Curtains and all appliances included in sale
- One of the best apartments to come to the market in the Park West



## ACCOMMODATION



### HALLWAY

18'3" x 5'9" (5.6m x 1.8m)

Solid hardwood floors access to living space and bedrooms, storage closet with washing machine and dryer

### OPEN PLAN LIVING/KITCHEN/DINING

25'2" x 25'9" (7.7m x 7.99m)

Solid hardwood floors, tiles in kitchen area, bespoke fitted kitchen with integrated appliances, tiles splash back, breakfast island with storage. Floor to ceiling windows with access to south facing balcony.



### BEDROOM 1

10'1" x 12'7" (3.1m x 3.9m)

Solid hardwood floors, fitted wardrobes, access to balcony and ensuite.



### ENSUITE

6'5" x 9'8" (2.0m x 3.0m)

Fully tiled, W.C, wash hand basin, walk in rain shower with integrated seat, access to hot press / storage

### BEDROOM 2

12'7" x 12'7" (3.9m x 3.9m)

Solid hardwood floors, fitted wardrobes, access to balcony.



### BEDROOM 3

16'07" x 11'8" (4.9m x 3.6m)

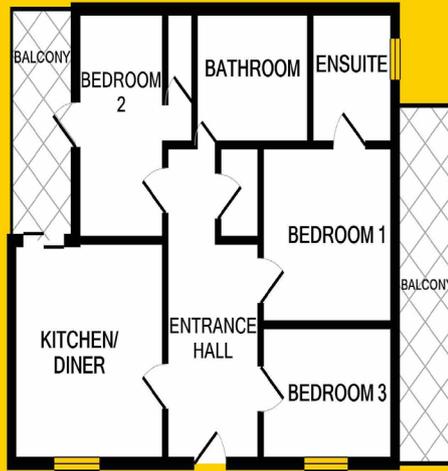
Solid hardwood floors, fitted wardrobes, access to balcony.

### BATHROOM

8'8" x 5'2" (8.8m x 5.2m)

Fully tiled, recessed mirror, bath with shower, W.C and wash hand basin.





## 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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For further information or advice, please call:  
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