

**FOR SALE**

BY PRIVATE TREATY

**23 The Concert Building  
Park West Pointe  
Dublin 12  
D12 HT28**



Two Bedroom Apartment  
c. 74.28 sq.m / 799.5 sq.ft



**Price: €225,000**

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

PSR Licence Number 002307

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fine two bedroom apartment to the market on the 3rd floor of The Concert Building within the exclusive Parkwest Pointe development. This location is ever sought after as it is situated within walking distance of Parkwest Business Park and the Parkwest train station bringing you into Heuston Station and Grand Canal Dock in minutes. The M50 Motorway, The Red Cow Luas Stop and Clondalkin, Ballyfermot & Palmerstown Villages are all very easily accessible.

Extra spacious interior living accommodation of c. 800 sq ft (74.28 sq m) comprises of entrance hallway, large lounge/dining area, kitchen, two double bedrooms, master bedroom ensuite and main family bathroom. No. 23 is presented in turn-key condition throughout and boasts an endless list of additional features including floor to ceiling windows, balcony access from both bedrooms, a designated underground parking space and a fully fitted kitchen with integrated appliances. Early viewing is highly advised; call Ray Cooke Auctioneers for further information or to arrange viewing!ng!

## FEATURES

- EXCELLENT condition throughout
- Third floor – Lifts & stairs
- 2 large double bedrooms
- Dual aspect apartment with two balconies
- Balcony access from both bedrooms
- Family bathroom & master en-suite
- Fully fitted kitchen
- Integrated appliances
- Floor to ceiling windows
- New LCD intercom system
- New SMART electric storage heaters
- Spacious inner hallway
- Designated underground parking space
- Ample visitor's parking space
- Adjacent to Parkwest Train Station
- Heuston Station easily accessible



## ACCOMMODATION

### HALL

7'5" x 8'8" (2.3m x 2.7m)

Hard wood flooring with access to bathroom, bedrooms and lounge/kitchen.

### LOUNGE / KITCHEN

19'0" x 16'0" (5.8m x 4.9m)

Open plan kitchen/lounge, hard wood flooring in lounge area, fully fitted kitchen with eye and floor level units with tiled flooring and sliding doors to balcony.



### BEDROOM 1

9'5" x 14'4" (2.9m x 4.4m)

Double bedroom with laminate flooring, fitted wardrobes, freshly painted, access to ensuite and sliding doors to balcony.



### ENSUITE

4'9" x 11'1" (1.5m x 3.4m)

Fully fitted with w.c, whb and shower unit, fully tiled and heated towel rail.

### BEDROOM 2

7'8" x 16'0" (2.4m x 4.9m)

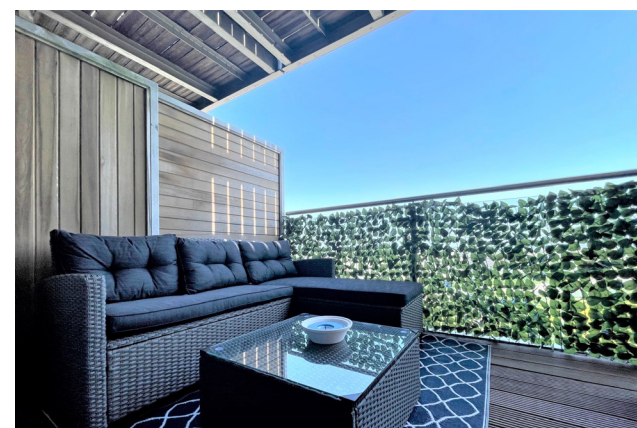
Double bedroom with laminate flooring, fitted wardrobes, freshly painted and sliding doors to balcony.

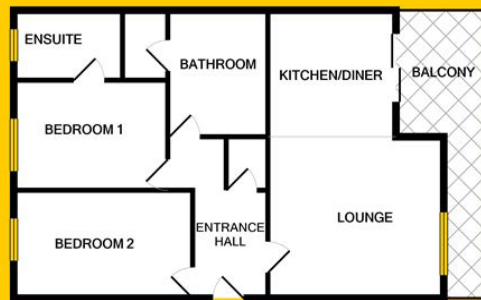


### BATHROOM

10'4" x 5'2" (3.2m x 1.6m)

Fully fitted bathroom with w.c, w.h.b and bath, fully tiled and heated towel rail.





## 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 68 75 800 or 086 778 8498

Alternatively you can send an email to  
Eoin.keogh@raycooke.ie and we will contact you.



## MORTGAGES

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For further information or advice, please call:  
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