

FOR SALE

BY PRIVATE TREATY

**140 The Crescent Building
Park West
Dublin 12
D12 F668**



Two Bedroom Apartment
c. 86 sq.m / 920 sq.ft



Price: €225,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this stunning large style two bedroom apartment to the market on the 2nd floor of The Crescent 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 & Palmerstown Villages are all very easily accessible. Extra spacious interior living accommodation of c. 920 sq ft (86 sq m) comprises of entrance hallway, large lounge, kitchen/dining area, two double bedrooms, master bedroom ensuite and main family bathroom. The dining area opens onto a large balcony overlooking the inner green area and benefits from an enviable sunny orientation. No. 140 is presented in excellent condition throughout and boasts an endless list of additional features including floor to ceiling windows throughout, 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!

FEATURES

- LARGE STYLE APARTMENT
- Mgmt fees c. 1780
- EXCELLENT condition throughout
- 2nd floor
- Lifts & stairs
- 2 large double bedrooms
- Family bathroom & master ensuite, both with Baths
- Fully fitted kitchen
- Integrated appliances
- Floor to ceiling windows
- Impressive balcony
- Electric storage heating
- Spacious inner hallway
- Designated underground parking space
- Ample visitors parking space
- Adjacent to Parkwest Train Station
- Grand Canal dock within minutes
- Heuston Station easily accessible
- The Luas & M50 Motorway both within easy reach
- Ideal for both 1st time buyers & investors
- Viewing highly advised!



ACCOMMODATION



BEDROOM 1

13'3" x 12' (4.06m x 3.67m)

Double room. timber floor, built in wardrobe, located to the rear of the property, floor to ceiling windows, top quality blinds, and access to ensuite.

ENSUITE

7'1" x 12'8" (2.15m x 3.93m)

Part tiled ensuite with full bath, shower, whb, heated towle rail, and wc with access to storage room.

BEDROOM 2

13'7" x 11'1" (4.1m x 3.4m)

Double room to the rear of the property, built in wardrobes, tongue and groove floor, floor to ceiling windows and access to balcony.

BATHROOM

8'9" x 5'5" (2.73m x 1.71m)

Part tiled bathroom suite with wc, whb, and full bath, shower and heated towel rail.

LIVING ROOM/ DINING ROOM

19'7" x 20'6" (6.02m x 6.3m)

Spacious room to the front of the property, floor to ceiling windows, timber flooring, and access to balcony, sought after aspect.

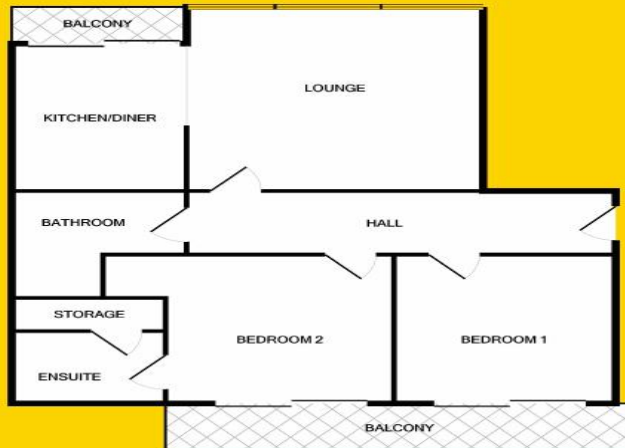
KITCHEN

8'2" x 8'1" (2.5m x 2.47m)

Fully tiled kitchen with top quality appliances and tiled floor, and floor and eye level units.



FLOOR PLAN



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

James Droney and he can be contacted on 01 599288 or 086 1409043

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



MORTGAGES

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For further information or advice, please call:
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