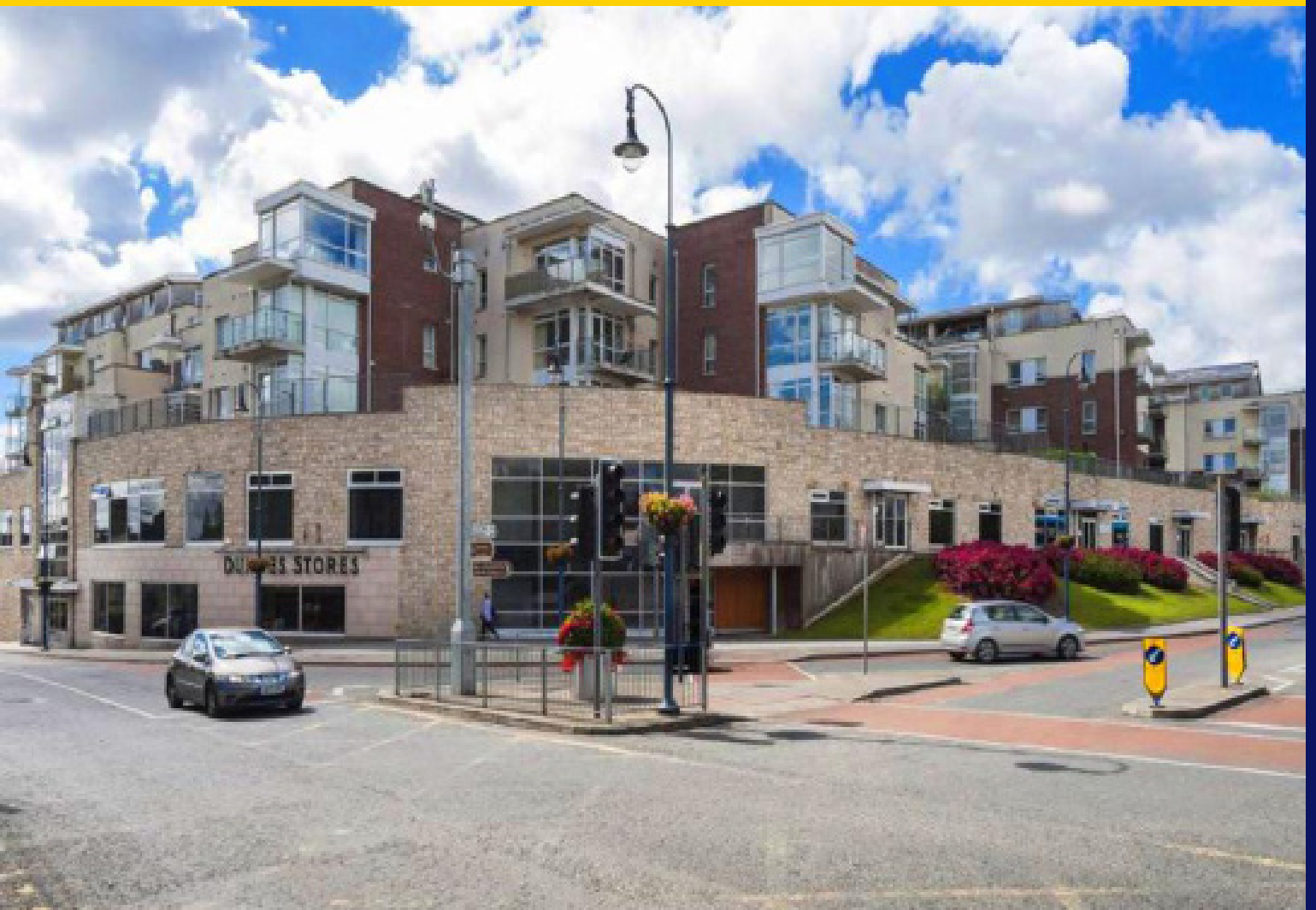


**FOR SALE**

BY PRIVATE TREATY

**25 Ormond House  
Lyreen Manor, Maynooth  
Co. Kildare  
W23E176**



Two Bedroom Apartment  
c. 69.6sq.m / 750sq.ft

**BER** TBC

**Price: €239,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent two-bedroom apartment located on the 2nd floor of Ormond House, in Lyreen Manor which is arguably one of Maynooth's most prestige apartment complexes. Ormond House is located in the very popular town centre, and is surrounded by a host of local amenities, including many bars restaurants and shops. The popular development finds itself within arm's reach of Maynooth train station and the N4 both of which allowing direct access to Dublin.

Interior living accommodation of c. 800sqft comprises of entrance hallway, open plan lounge/dining room / kitchen, two double bedrooms, main bathroom and master bedroom ensuite.

No. 25 is immaculately presented throughout, with generous room proportions, and enjoys a large outdoor balcony area with scenic views. Interest is sure to be seen from both first-time buyers and investors alike - Call Ray Cooke Auctioneers for further information or to arrange viewing.

## FEATURES

- c. 750 Sqft
- BER TBC
- Management fees – €2,213.33
- Gas Fired Central Heating
- Generous size double bed rooms
- Bright and spacious living room
- Designated car parking space
- Superb town centre location
- Located next to Maynooth University Campus
- Walking distance to 66 & 67 Dublin Bus Routes
- Maynooth train station found merely minutes away
- Ideal for first time buyers
- Call Ray Cooke Auctioneers today to arrange your private viewing



## ACCOMMODATION

### HALLWAY

18" x 12'7" (5.5m x 3.9m)

Laminate flooring with access to bedrooms with ample storage.

### LOUNGE

15'7" x 21'6" (4.8m x 6.6m)

Laminate flooring with access to kitchen and balcony.

### KITCHEN/DINER

12'1" x 5'9" (3.7m x 1.8m)

Laminate flooring with a fitted kitchen and access to the hallway and balcony.

### BEDROOM 1

15'4" x 8'5" (4.7m x 2.6m)

Laminate flooring with fitted wardobes and access to ensuite with wc, wash hand basin and shower.

### BEDROOM 2

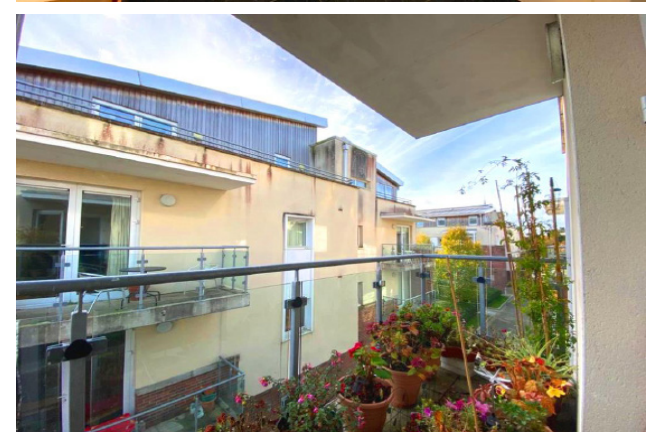
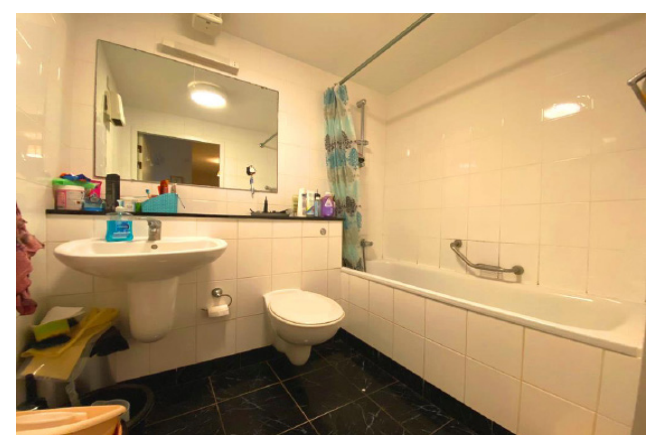
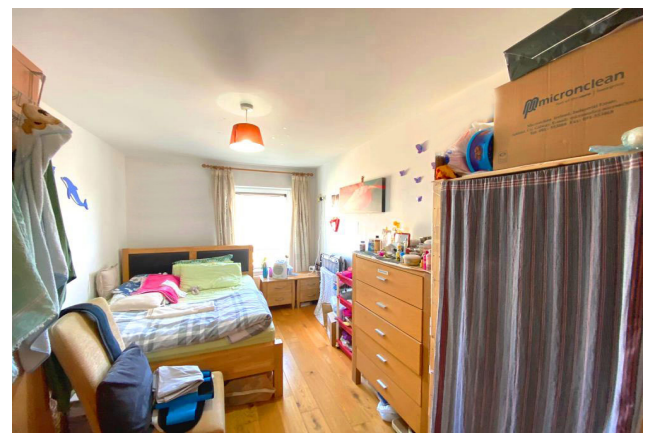
16'7" x 8'2" (5.1m x 2.5m)

Laminate flooring with fitted warobes.

### BATHROOM

7'5" x 1'5" (2.3m x 4.6m)

Tiled flooring with wc, wash hand basin and bath.





## 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 0860606879

Alternatively you can send an email to [alanna.tyrrell@raycooke.ie](mailto:alanna.tyrrell@raycooke.ie) and we will contact you.



## MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:  
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## RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

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**raycooke.ie**

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