Residential

Coonan
PROPERTY



Apt 6 Block A1 Louisa Park, Station Road, Leixlip, Co. Kildare

- Coonan Property present a hugely spacious two bedroom apartment extending to approx. 921 sq.ft, presented in walk-in condition and just a short walk from Louisa Bridge Train Station
- Accommodation comprises entrance hallway with storage and utility room, large open-plan living/dining/kitchen area, two bedrooms including master ensuite and main bathroom
- Quality finishes throughout including solid oak flooring and doors, shaker-style fitted kitchen with integrated appliances and marble tiled flooring
- Fully tiled bathroom suites finished to a high standard
- South-facing timber decked balcony accessed directly from the main living space
- Ideally located within the popular Louisa Park development, close to Leixlip Village and a wide range of shops, cafes and local amenities
- Excellent transport links with Louisa Bridge Train Station and bus stops just a stone's throw away, together with easy access to the M4 motorway

2 bedroom apartment extending to approx. 86 sq.m (921 sq.ft)

Guide Price:

€315,000

Private Treaty

Accommodation

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Entrance Hallway	**2.36m x 4.76m**	Solid oak flooring, two hanging pendant lights, leading through to a storage/utility room and on to the main living space.
Storage/ Utility Room		Plumbed for the washing machine, with a further storage closet providing additional space.







Accommodation

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Open Plan Living/Dining/ Kitchen	**5.22m x 6.20m**	Solid oak flooring throughout, with a door leading out to the south-facing balcony, two hanging pendant lights and TV point.
Kitchen Area	**2.80m x 2.49m**	Marble tiled flooring, fitted floor and wall shaker style kitchen cabinets with tiled splashback and stainless-steel sink, complete with integrated dishwasher, integrated electric oven, electric hob, microwave, extractor fan and integrated fridge freezer. Under-counter lighting and recessed downlights throughout.







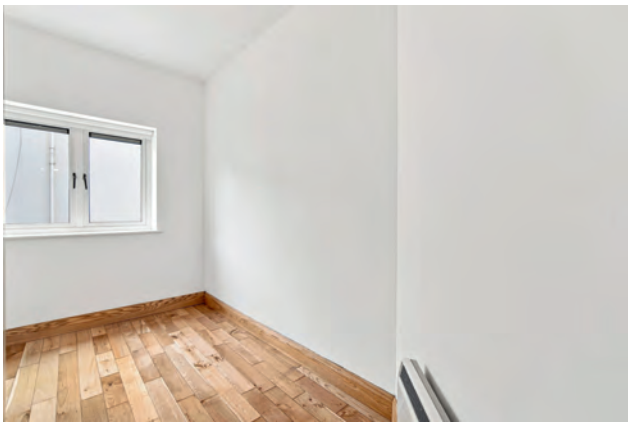
Accommodation

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Balcony (South-Facing)	**1.50m x 4.68m**	Timber decked balcony with light fitting.
Master Bedroom	**2.69m x 4.91m**	Solid oak flooring, fitted wardrobes, roller blinds and hanging pendant light, with ensuite off.
En-suite	**1.06m x 2.27m**	Fully tiled, with w.c., w.h.b., shower cubicle, extractor fan, recessed downlights and electric heater, complete with fitted mirror, shelf and shaving socket.







Accommodation

Bedroom 2	**3.68m x 2.10m**	Solid oak flooring, fitted wardrobe, roller blind, hanging pendant light and TV point.
Bathroom	**2.80m x 1.70m**	Fully tiled, with bath, w.c., w.h.b., recessed downlights, extractor fan, fitted mirror, shaving socket and electric heater.





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Additional Information:
Gross internal floor area approx. 85.56 sq.m/921 sq.ft
Built c. 2005
Oak doors throughout with oak skirtings and architraves
Underground parking included
Presented in walk-in condition, freshly painted throughout
High ceilings throughout at 2.67m
Management fee €1,789 per year

Items Included in sale:
Integrated dishwasher, integrated electric oven, electric hob, microwave, extractor fan and integrated fridge freezer, light fittings and blinds.

Services:
Mains water
Electric storage heating



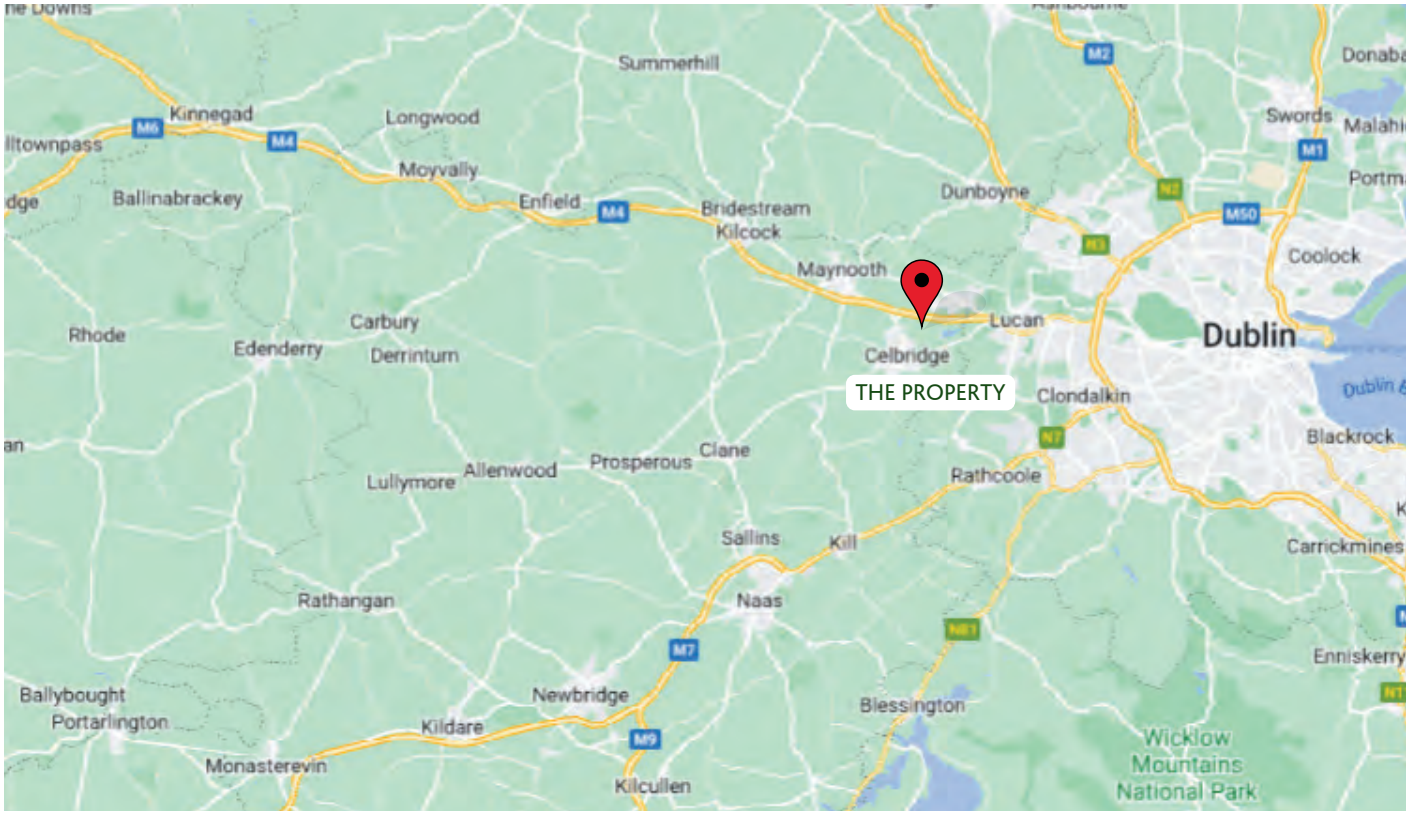


Floor Plans

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Directions



Directions

W23 PP8H

BER

TBC

Viewing

By prior appointment at any reasonable hour.

Contact Information:
Mick Wright & Eddie Luca
016288400
mickw@coonan.com

PSRA No.: 003764.

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For all your mortgage needs contact:
Dermot Horan / Romana Anca
01 505 2718
admin@coonanmortgage.com