

Residential

Coonan
PROPERTY



Apt 115, Block G2, Louise Park, Leixlip, Co. Kildare

- Coonan Property presents a spacious two-bedroom, B rated, ground floor apartment located in this most sought-after development beside Louisa Bridge train station
- Presented in turnkey condition, featuring, brand new laminate flooring, rear balcony off both bedrooms, two double sized bedrooms with master ensuite and ample storage.
- Accommodation briefly comprises main hallway, storage/utility closet, living/dining room, kitchen, two bedrooms with one ensuite and main bathroom
- Extending to approx. 66.3 sq.m., this practical and spacious apartment is perfect for first-time buyers or investors
- Ideally located right beside the Louisa Bridge Train station and just a short walk from Leixlip village, Intel, schools, shops and bus stops
- Strong investment growth expected with recent announcement to electrify the Maynooth/Leixlip rail line

2 bedroom ground
floor apartment
extending to approx.
66 sq.m (710 sq.ft)

Guide Price:

€295,000

Private Treaty

Accommodation

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Entrance
Hallway

**2.3m x 2.2m +
4.7m x 1.1m**

Laminate flooring, featured lights, hot-press and a separate section with shelving, cabinets, fitted mirror and light fitting.

Living/
Dining Area

4m x 5.2m

Laminate flooring, roller blinds, featured lights, balcony with stone slabs and TV point.



Accommodation



Kitchen

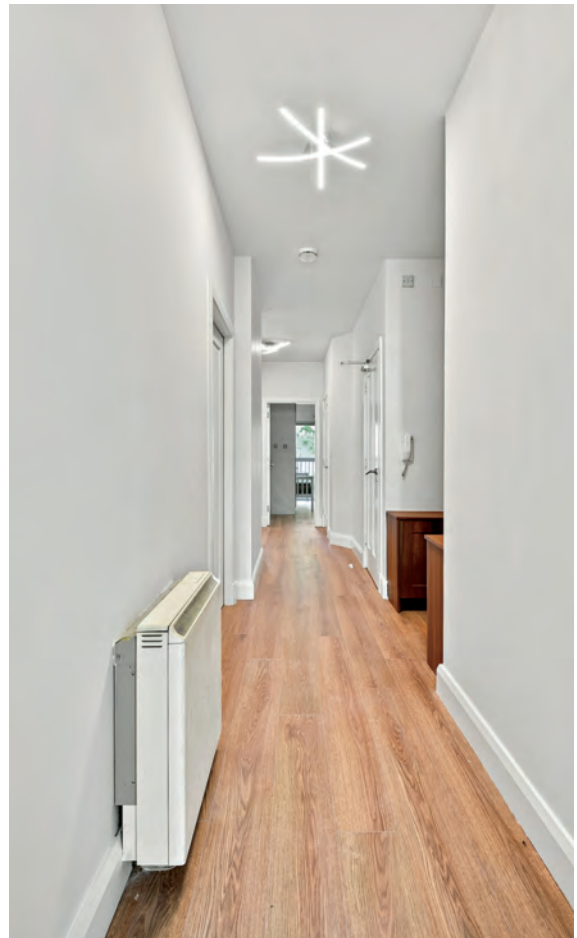
1.8m x 4m

Tiled flooring, shaker style floor to wall cabinets, integrated hob, oven, extractor fan, dishwasher, tiled splashback, recessed lights and stainless-steel sink.

Utility Room

2m x 3.1m

Laminate flooring, hanging pendant light, fully plumbed with a Bosch washing machine, Whirlpool dryer and shelving.



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Master Bedroom

3.8m x 4m

Laminate flooring, light fitting, over head cabinet with fitted wardrobes, additional sockets, access to balcony with stone slabs and roller blinds.

En-suite

1m x 2.6m

Fully tiled, recessed lights, w.c., w.h.b. with fitted heated mirror and shaving light, standing shower with monsoon shower head and extractor fan.



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Bedroom 2

4.2m x 2.2m

Laminate flooring, featured lights, fitted overhead cabinets and fitted wardrobe, access to balcony via door.

Family Bathroom

1.7m x 2.6m

Fully tiled bathroom, recessed lights, extractor fan, w.c., w.h.b., fitted mirror, standing shower with a monsoon shower head and wet area.



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Additional Information:

Gross internal floor area approx. 66.3 sq.m.

Built in 2004

Water pump replaced a year ago

Management fee approx. €1,800

New laminate floors

Freshly painted walls and ceilings

Bathroom renovations done 2 years prior

2 parking permits and 1 designated space

Items Included in sale:

Hob, extractor fan, oven, dishwasher, blinds, curtains and light fittings.

Services:

Mains water

Electric storage heaters



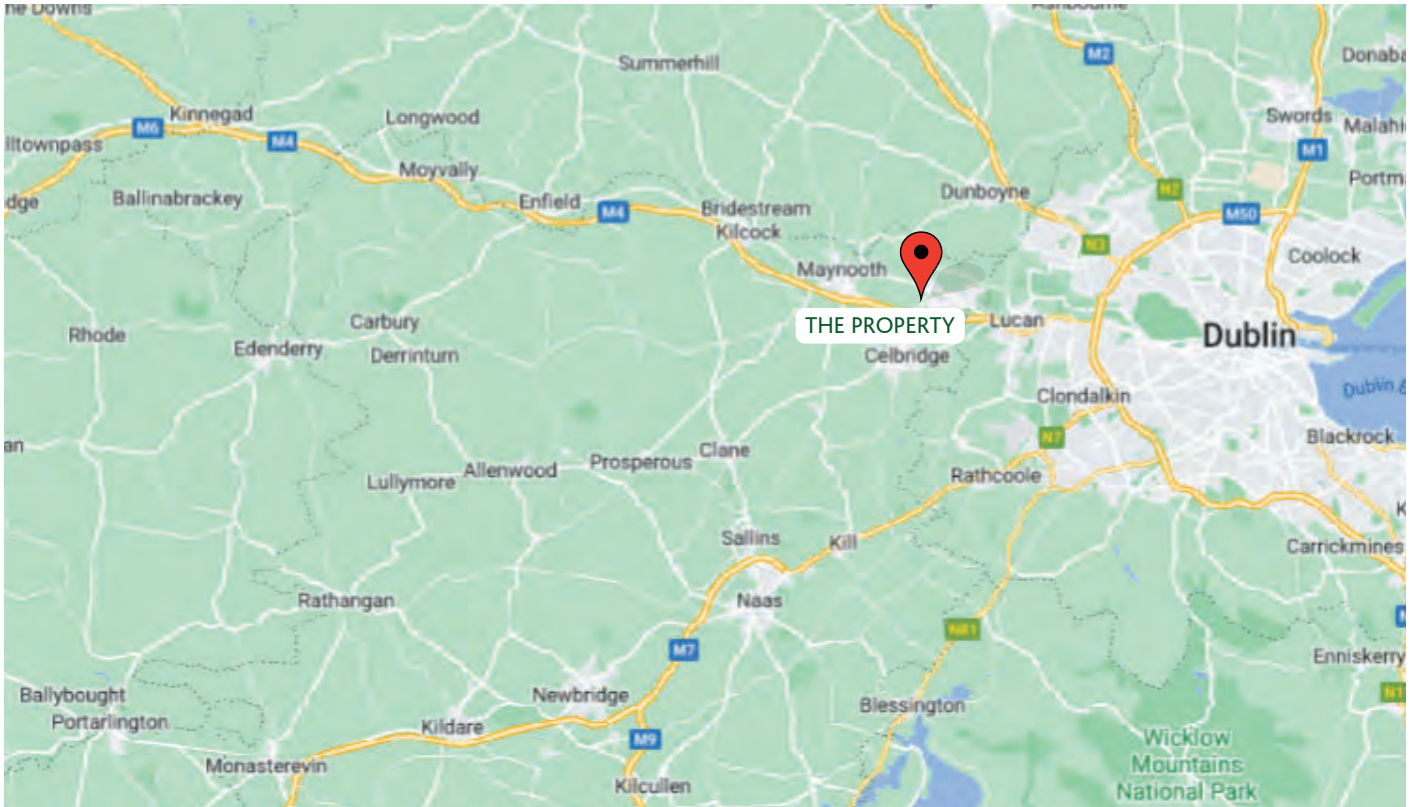
Floor Plans

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Directions

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Directions

W23 P2F7

BER

BER B

Viewing

By prior appointment at any reasonable hour.

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