

Residential

Coonan
PROPERTY



Apt 54 Block D1, Louisa Park, Leixlip, Co. Kildare

- Coonan Property presents a spacious two-bedroom, B2 rated, first floor apartment located in this most sought-after development beside Louisa Bridge train station
- Presented in turnkey condition, featuring a south-west facing balcony, 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 double bedrooms with one ensuite and main bathroom
- Extending to approx. 79 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 first floor
apartment extending
to approx. 79 sq.m
(850 sq.ft)

Guide Price:

€310,000

Private Treaty

Accommodation

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Entrance
Hallway

7m x 1.2m

Laminate flooring, two light fittings, storage unit, hot-press with shelving, separate utility area with shelving, laminate flooring and plumbed for washing machine (2.02m x 1.02m).

Living Room/
Dining

3.97m x 5.01m

Laminate flooring, light fittings, built in storage unit with crystal display cabinet, door leading onto south facing balcony and opening into the kitchen.



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Kitchen

1.81m x 3.98m

Marble tiled flooring, fitted shaker style wall and floor units, tiled splashback, integrated oven, hob, extractor fan, dishwasher, fridge freezer and recessed lights.

**Master
Bedroom**

4.84m x 3.9m

Laminate flooring, fitted wardrobes, second separate wardrobe with drawers and vanity unit, light fitting, curtains, blinds and door leading onto rear balcony.



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En-suite **1m x 2.67m** Fully tiled, shower cubicle, w.c., w.h.b., extractor fan and electric heater.

Bedroom 2 **2.19m x 4.33m** Laminate flooring, fitted wardrobes, extra fitted storage units, fitted dressing table, light fitting and door leading onto rear balcony.



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Bathroom

2.67m x 1.7m

Fully tiled, bath, toilettries cabinet, w.c., w.h.b., recessed lights, extractor fan and electric heater.

**Covered
Balcony**

4.64m x 1.39m

South facing, light fitting and stone finish.



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Additional Information:

Gross internal floor area approx. 79sq.m
Built in c.2006
Management fees?
Owner occupied
Designated parking space
New road surfacing in development
completed 2025

Services:

Mains water
Electric storage heating

Items Included in sale:

Integrated oven, hob, extractor fan,
dishwasher, fridge freezer, light fittings,
curtains and blinds.



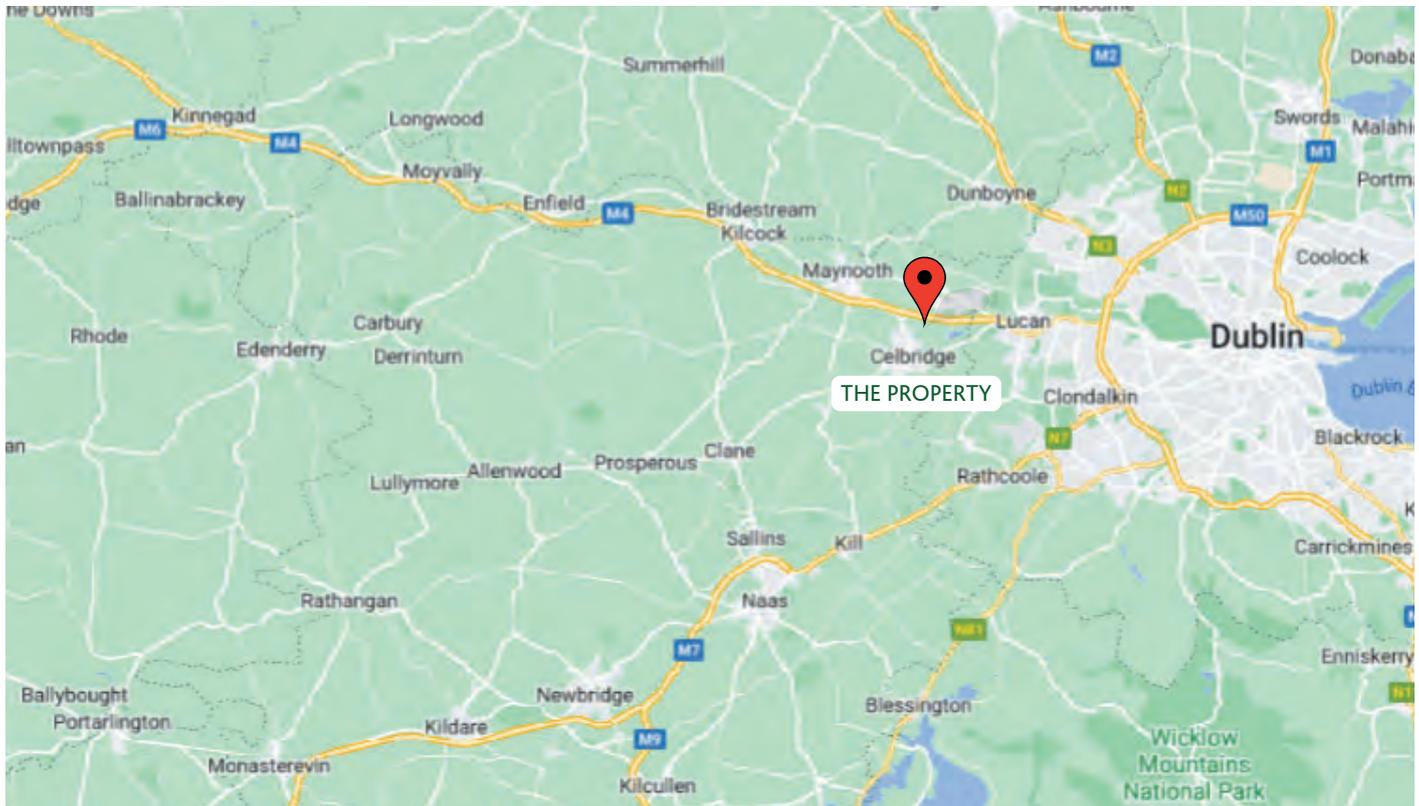
Floor Plans

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Directions

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Directions

W23 XW11

BER

BER B2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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