

**FOR SALE**

BY PRIVATE TREATY

**24 The Crescent Building  
Park West  
Dublin 12  
D12FA33**



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



**Price: €210,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this two bedroom ground floor apartment to the market in The Crescent Building, Park West Pointe. Interior living accommodation comprises of entrance hallway, kitchen/dining/living room, two double bedrooms, family bathroom, one en-suite and utility/storage room. This exclusive development is ideally situated adjacent to Parkwest Business Park and finds Clondalkin Village, Ballyfermot Village, The Mill Shopping Centre & Liffey Valley Shopping Centre all within easy reach. There are numerous transport options available with a host of bus routes close by, Park West Railway Station within walking distance and both the M50 Motorway and The Red Cow Luas Stop merely minutes by car. Ideal for both 1st time buyers & investors; early viewing is highly advised. Call Ray Cooke Auctioneers today!.

## FEATURES

BER – D1  
Mgt. fee circa €500 per annum  
1 designated parking space underground  
Ground Floor  
Circa. 750sq.ft  
Bright spacious rooms  
Master bed room with en suite  
Built in wardrobes in both rooms  
Large storage area  
Open plan living room  
Balcony off lounge and master bedroom  
Bus routes within arm's reach  
Perfect investment opportunity or 1st time buyers starter property  
Park West Train station on your doorstep  
Call Ray Cooke Auctioneers today to arrange a viewing



## ACCOMMODATION

### HALLWAY

19'3" x 5'2" (5.9m x 1.6m)

Laminate flooring with access to bedrooms and living area.

### LOUNGE

19'3" x 5'2" (5.9m x 1.6m)

Large open space with access to the balcony.

### KITCHEN

6'8" x 7'2" (2.1m x 2.2m)

Fitted kitchen.



### LIVING ROOM

19'6" x 19'9" (6.0m x 6.0m)

Laminate flooring with access to the balcony.



### ENSUITE

10'1" x 7'2" (3.1m x 2.2m)

WC, bath, shower and wash hand basin.

### BEDROOM 1

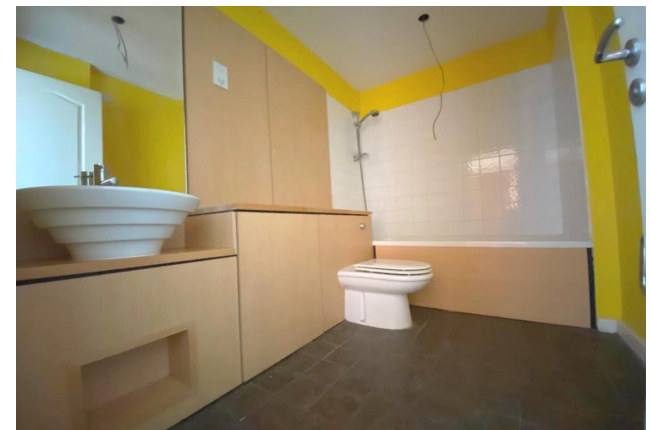
12'7" x 11'1" (3.9m x 3.4m)

Access to ensuite, wardrobes and built in storage area in ensuite.

### BEDROOM 2

10'8" x 13'1" (3.3m x 4.0m)

Access to balcony with carpet flooring and built in wardrobes.



### BATHROOM

9'1" x 5'5" (2.8m x 1.7m)

Wash hand basin, wc bath with shower and tiled flooring.

### REAR GARDEN

Balcony off bedroom and living space.





## 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:  
01 40 30 720

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

### CLONDALKIN

(Head Office)  
3 Main Street,  
Clondalkin, Dublin 22  
T +353 (0)1 40 30 720  
E [clondalkin@raycooke.ie](mailto:clondalkin@raycooke.ie)

### RATHCOOLE

Unit 10 Rathcoole  
Shopping Centre,  
Rathcoole, Co Dublin  
T +353 (0)1 90 89 300  
E [rathcoole@raycooke.ie](mailto:rathcoole@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght,  
Dublin 24  
T +353 (0)1 45 99 288  
E [tallaght@raycooke.ie](mailto:tallaght@raycooke.ie)

### TERENURE

98 Terenure Road North,  
Terenure,  
Dublin 6W  
T +353 (0)1 68 75 800  
E [terenure@raycooke.ie](mailto:terenure@raycooke.ie)

### FINGLAS

Unit FM10,  
Finglas Village Centre,  
Finglas, Dublin 11  
T +353 (0)1 54 11 455  
E [finglas@raycooke.ie](mailto:finglas@raycooke.ie)



## RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

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

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.