

Residential

Coonan
PROPERTY



Apt 32 Glen Easton Lodge, Leixlip, Co. Kildare

- Coonan Property presents a superb two-bedroom, ground floor apartment, located close to Louise Bridge train station and all local amenities
- Accommodation comprises entrance hallway, open plan kitchen/dining/living area, two double bedrooms, main bathroom and a private balcony
- Extending to approx. 71 sq.m. of bright, well-proportioned living space
- Ideal for first-time buyers, downsizers and investors alike
- Strong investment growth expected with recent announcement to electrify the Maynooth/Leixlip rail line as well as further investment in Intel
- Glen Easton enjoys easy access to all of Leixlip's amenities including schools, sports clubs, bus stops shops etc
- Situated just a short walk from Louisa Bridge station and traffic free access onto the M4

2 bedroom ground
floor apartment
extending to approx.
71 sq.m (764 sq.ft)

Guide Price:

€295,000

Private Treaty

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Entrance
Hallway

3m x 1.2m,
2m x 0.9m

Tiled flooring, hanging pendant light, alarm panel, intercom phone, hot press with shelving.

Living/Kitchen/
Dining Area

9.5m x 3.5m

Engineered oak flooring in the living room and tiled flooring in kitchen area, tiled splashback, hanging pendant light, spot lights, blinds, shaker style kitchen cabinets, gas hob, oven, dishwasher, undercounter fridge and freezer, extractor fan and a gas boiler.



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**Master
Bedroom**

3.1m x 4m

Laminate flooring, hanging pendant light, blinds, fitted wardrobes with overhead cabinets, and a door that leads into the balcony.

Bedroom 2

3m x 3.1m

Laminate flooring, hanging pendant light, shutter blinds, door leading to balcony and fitted wardrobes.



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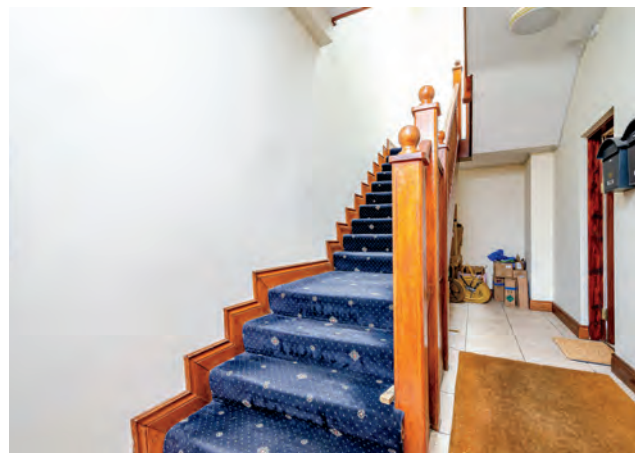
Main Bathroom 1.9m x 1.7m

Fully tiled bathroom, light fitting, w.c., w.h.b., fitted mirror with shaving light, extractor fan, fitted towel rack and a bathtub with shower screen and shelving.

Balcony

1.3m x 3.2m

Tiled flooring and outdoor light fitting.



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Additional Information:

Gross internal floor area approx. 70.6 sq.m.
Built c. 2002
Wired for alarm system
Private garden for residents
Communal parking
Management fee €1,950
Previous rent €1,560 - market rent possibly higher
Features a mature gated garden, exclusive to residents only

Items Included in sale:

Gas hob, oven, extractor fan, undercounter fridge and freezer, dishwasher and all blinds.

Services:

Mains water
Gas fired central heating

Local Primary School:

Scoil Bhríde, Green Lane, Leixlip - 01 6244850 (3.5km)
Scoil Eoin Phoil, Green Lane, Leixlip - 01 6243130 (1.3km)
Scoil Mhuire (Girls NS), Green Lane, Leixlip - 01 6244851 (1.4km)
Leixlip Educate Together National School - 01 6060553 / 086 836 8959 (1.9km)

Local Secondary Schools:

Leixlip Community School (Coláiste Chiaráin) - 01 6243226 (2km)

Local Sport Clubs:

Leixlip United (2km), Leixlip GAA (500m) and MU Barnhall R.F.C (3.5km)



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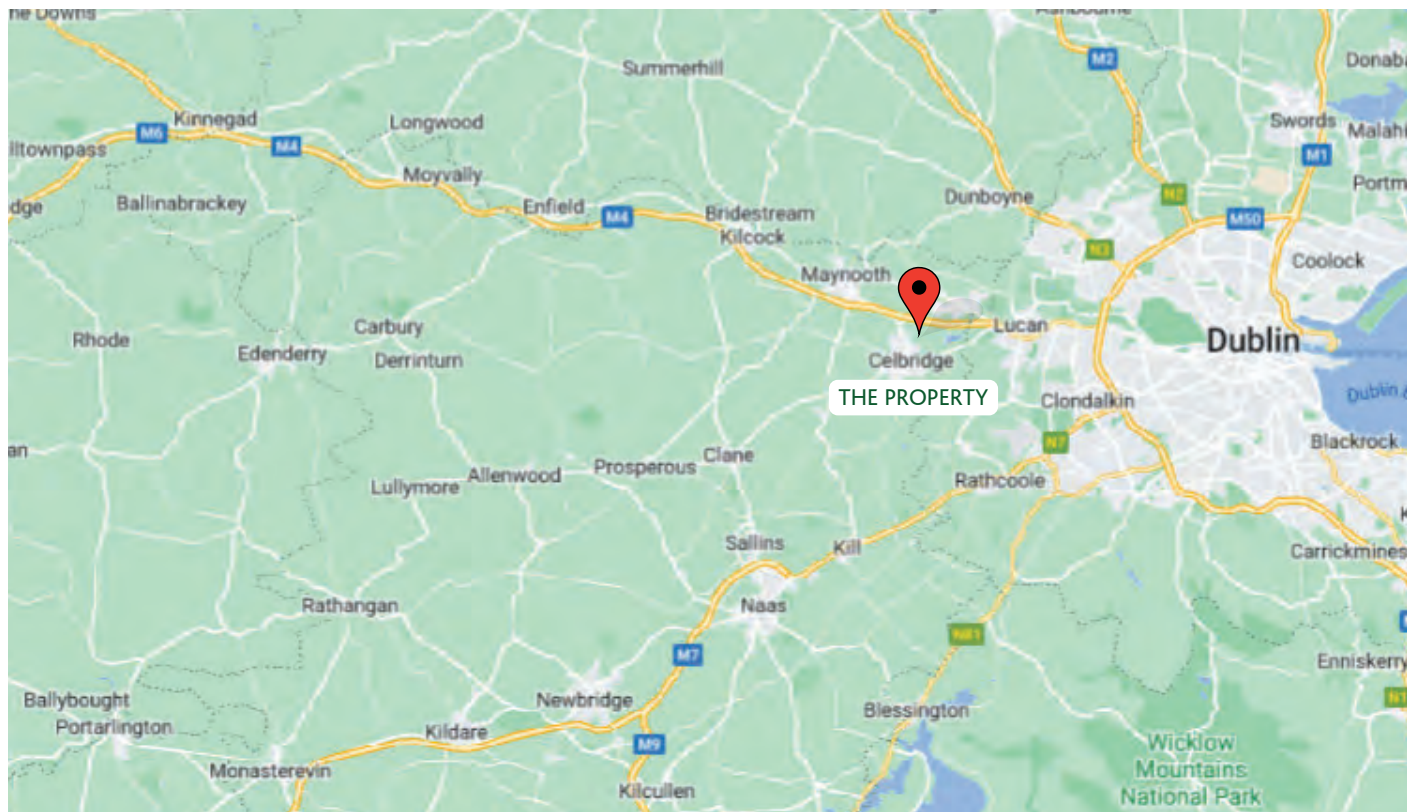
Floor Plans

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Directions

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Directions

W23 A566

BER

BER D1

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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