



**For Sale** By Private Treaty

89 The View  
Celbridge  
Co. Kildare  
W23DD81

2 Bedroom | 2 Bathroom | Apartment | 59 sq.m

**Guide Price: €239,000**



Scan to view Property



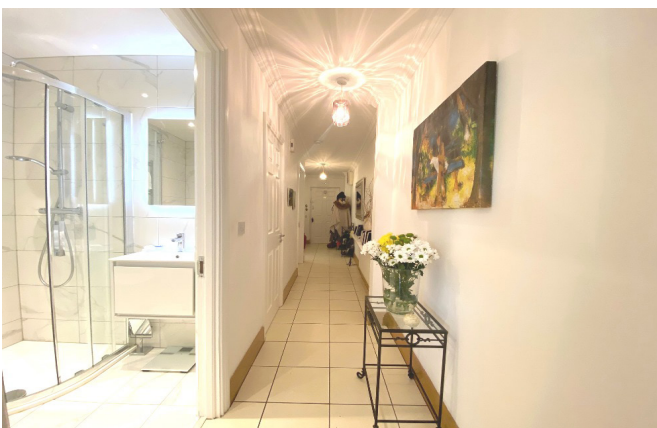
## Description

RAY COOKE AUCTIONEERS are delighted to present this charming two bedroom apartment to the market in The View, St Wolstans Abbey, one of Celbridge's most sought after developments. This mature and peaceful development boasts an idyllic setting within walking distance to Celbridge town along with a host of local amenities on your door step. No 89 is presented in no less than turn key condition having been lovingly cared for by its current owner. Internal living accommodation is made up of c. 59 sqm; entrance hall, two bright and spacious bedrooms, fully tiled main family bath and spacious open plan living / dining / kitchen area. The property is flooded with natural light beaming in from the sunny facing private patio area ideal for entertaining family and friends. This property will make the ideal starter home for any first time buyer and equally for clients looking to size down. With attractive rental yields on offer here this will also appeal to investors in the Kildare market. Viewing highly advised to appreciate this stunning apartment. Call Ray Cooke Auctioneers today to arrange a private viewing.

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## Features

- 59 sqm
- BER C2
- 2 Bed 1 Bath
- Owner occupied
- Fully renovated
- Newly fitted kitchen
- Fully renovated Italian tiled bathroom
- Triple glazed rear patio door
- Private sunny patio area
- Coving in living room
- Fitted wardrobes through out
- Turn key condition



## Accommodation

Entrance Hall  
27'2" x 4'2" (8.3m x 1.3m)  
Tiled flooring

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Lounge  
15'4" x 13'4" (4.7m x 4.1m)  
Laminate flooring with access to private patio.

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Kitchen  
10'4" x 5'5" (3.2 x 1.7m)  
Tiled flooring, bespoke fitted units.

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Bedroom 1  
12'1" x 10'1" (3.7m x 3.1m)  
Double bedroom to the rear of the property with laminate flooring and fitted wardrobes.

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Bedroom 2  
11'4" x 7'5" (3.5m x 2.3m)  
Double bedroom to the rear of the property with laminate flooring and fitted wardrobes.

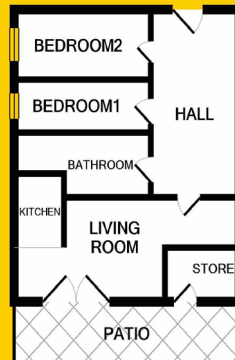
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Bathroom  
6'2" x 7'5" (1.9m x 2.3m)  
Italian tiles, fitted with WC fully tiles bath with shower, rain shower with wash hand basin

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## Floor Plans



### Negotiator

Conor Clarke  
01 9089300 or 086 8371963  
Email: [conor@raycooke.ie](mailto:conor@raycooke.ie)



### 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.

**Ray  
Cooke.**  
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For further information or advice,  
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Cooke.**

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