



3 The Way, Hazelhatch, Celbridge, Co. Kildare

- Coonan Property presents this superb four-bedroom semi-detached home overlooking a spacious green area, just a short stroll from Celbridge town centre
- Generous accommodation extending to over 120 sq.m, comprising entrance hall, living room, kitchen/dining room, utility, guest WC, four bedrooms (master ensuite) and main bathroom
- Presented in excellent condition throughout featuring solid oak flooring, wood-burning stove and stylishly appointed bathrooms
- South-facing rear garden enjoying all-day sunshine, complete with sandstone patio and raised flower beds
- Ideally located in the highly sought-after Hazelhatch Park, within walking distance of Hazelhatch Train Station, bus stops at the development entrance and easy access to the M4 motorway
- Convenient to a wide range of local amenities including schools, SuperValu, sports clubs and an excellent selection of cafés and pubs in Celbridge town centre

4 bedroom semi-detached extending to approx. 120 sq.m (1.292 sq.ft)

Guide Price:

€545,000

Private Treaty

Accommodation

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Entrance Porch **2.47m x 1.32m**

Tiled flooring, sliding door, light fitting and wall light.

Entrance
Hallway

5.39m x 1.93m

Solid oak flooring, light fitting, alarm panel, coving, storage closet, smart under stairs storage and curtains on door.

Living Room

3.85m x 5.92m

Solid oak flooring, feature fireplace with stone surround, granite hearth and insert wood burning stove, curtains, blinds, recessed lights, coving and double French doors leading into the kitchen.



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- Kitchen** **5.9m x 3.97m** Tiled flooring, fitted shaker style wall and floor units, tiled splashback, Neff oven, Neff gas hob, integrated dishwasher, fridge freezer, recessed light, vertical radiator and double doors leading to the rear garden with curtains.
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- Utility Room** **2.05m x 1.38m** Tile flooring, fully plumbed, washing machine, dryer, light fitting and door leading to rear garden.
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- Guest W.C.** **1.92m x 1.23m** Tiled flooring, w.c., w.h.b., light fitting, extractor fan and window with blind.



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Landing **2.33m x 1.35m** Carpet on stairs, laminate flooring, attic access via folding ladder, hot-press and light fitting.

Master Bedroom **3.1m x 5.06m** Overlooks front
Laminate flooring, 4 double fitted wardrobes, feature wood panelled wall, curtains, blinds and light fitting.

En-suite **1.57m x 2.16m** Fully tiled, w.c., w.h.b., shower cubicle, shaving light, fitted mirror, toiletries shelf and extractor fan.



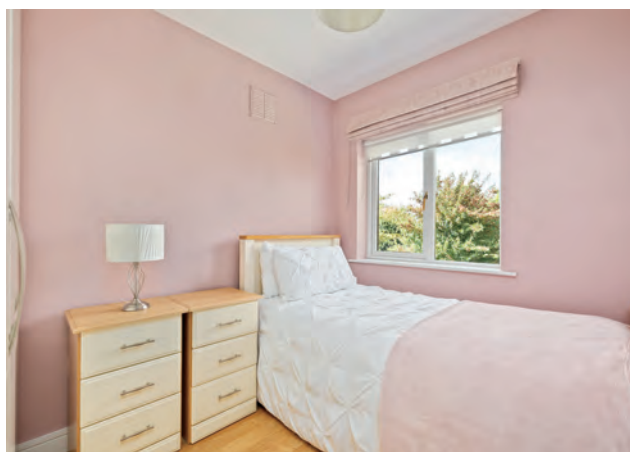
Accommodation

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Bedroom 2 **3.06m x 3.93m** Overlooks back
Laminate flooring, fitted wardrobes, curtains, blinds and light shade.

Bedroom 3 **2.88m x 2.76m** Overlooks back
Laminate flooring, fitted wardrobes, roman blinds, roller blind and light shade.

Bedroom 4 **2.95m x 2.46m** Overlooks front
Laminate flooring, fitted wardrobes, roman blinds, roller blind and light shade.



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Bathroom

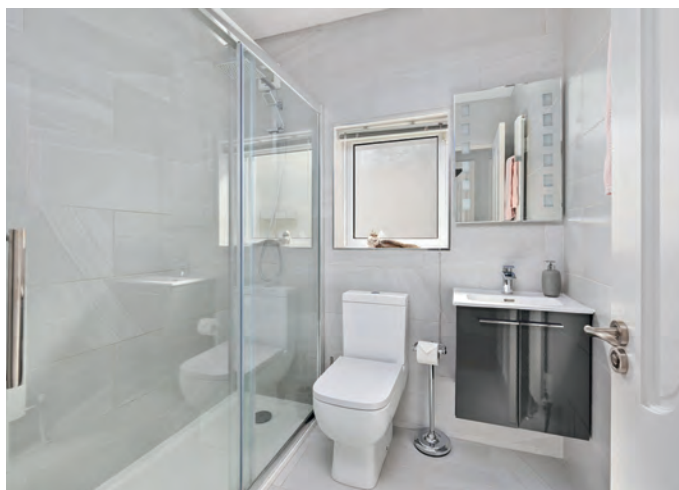
1.68m x 1.95m

Fully tiled, oversized shower cubicle with chrome sliding door, monsoon shower head, w.c., w.h.b. with built in vanity unit, fitted mirror with lighting, vertical radiator, light fitting and extractor fan.

Garden

15m x 8.551m

Low maintenance south facing garden, raised sand stone patio area, timber shed and raised flower beds.



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Additional Information:

Gross internal floor area approx. 120sq.m
Built c.2006
Low maintenance dashed and brick exterior
Wide side entrance - 1.85m
Outside tap
Outside lights
PVC fascia and soffits

Services:

Mains water
Gas fire central heating

Items Included in sale:

Neff oven, Neff gas oven, integrated dishwasher, fridge freezer, washing machine, dryer, curtains, blinds and light fittings.

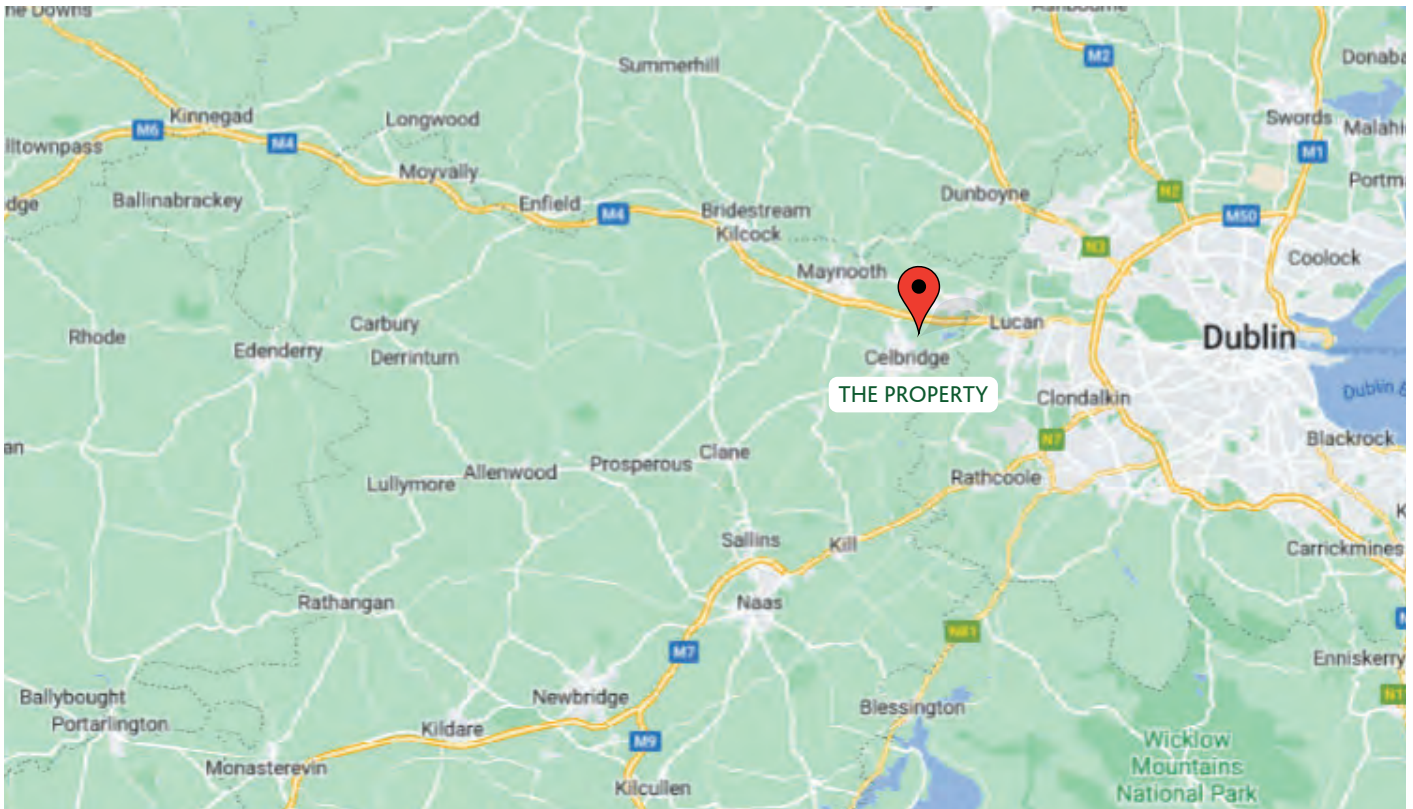
Entrance Driveway:

Wall surround, parking for two cars, mature plants and shrubs.



Directions

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Directions

W23 D880

BER

BER B3

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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