

Residential

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PROPERTY



Apt 59 The Paddocks, Oldtown Mill, Celbridge, Co. Kildare

- Coonan Property is delighted to present this impressive two-bedroom first-floor apartment located in the highly sought after Oldtown Mill development
- Presented in excellent condition throughout, featuring two south and west facing balconies, an upgraded electric heating system, and finished in contemporary, tasteful décor.
- The well-proportioned accommodation comprises an entrance hall, bright open-plan living/kitchen/dining area, utility room, storage closet, two spacious double bedrooms including a master ensuite, and a main bathroom.
- Additional benefit of access to attic space, ideal for storage purposes.
- Oldtown Mill is a superbly maintained, family-oriented development with mature landscaping and an abundance of green open spaces.
- Exceptionally convenient location within walking distance of highly regarded schools, creches, public transport links, and a wide range of local amenities including Tesco, Lidl, Aldi, and SuperValu.
- Excellent connectivity with easy access to the M4 motorway and a short drive to Hazelhatch Train Station, providing easy access to Dublin city and surrounding areas.
- A truly outstanding apartment in walk-in condition, sure to appeal to first-time buyers, downsizers, and investors alike.

2 bedroom first-floor
apartment extending
to approx. 78 sq.m
(839 sq.ft)

Guide Price:

€310,000

Private Treaty

Accommodation

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Entrance
Hallway

6.47m x 2.83m

Laminate flooring, attic access, light fittings, storage wardrobes, utility room and hot-pres.

Kitchen
Dining
Living Room

6.03m x 5.67m

Laminate and tiled flooring, 4 light fittings, false fireplace with electric fire insert, access via double doors to two balconies, 3 sets of blinds, curtains, shaker style floor and wall units, tiled splashback, oven, hob, extractor fan, fridge freezer and dishwasher.



Accommodation

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Master
Bedroom

3.42m x 3.5m

Carpet, blinds, curtains, light shade and walk-in-wardrobe shelved and railed.

En-suite

1.46m x 2.15m

Tiled flooring, semi tiled walls, shower cubicle with electric Triton t90 shower, w.c., w.h.b. with built in vanity unit, extractor fan, fitted mirror and light fitting.



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Bedroom 2

2.74m x 3.6m

Laminate flooring, blinds and light shade.

Bathroom

1.94m x 1.72m

Tiled flooring, tiled around the bath with a shower screen and shower, w.c., w.h.b. with built in vanity unit, fitted mirror with light, extractor fan and light fitting.

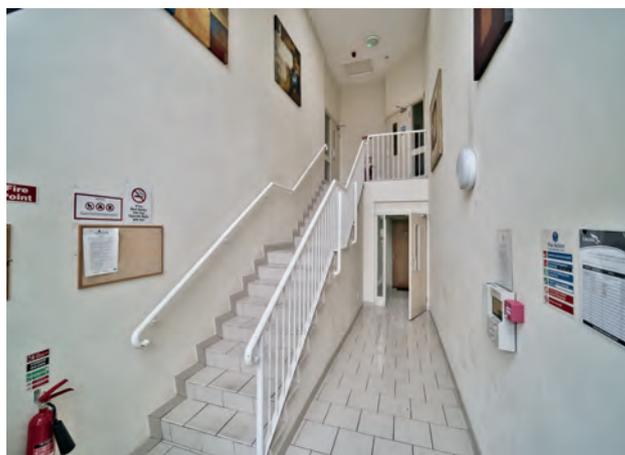


Accommodation

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Balcony x2

South and west facing balconies with a double & single doors.



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Additional Information:

Gross internal floor area approx. 78sq.m
Built c.2005

Management fees €2100
Owner occupied

No rent restriction
Shared parking and ample spaces
Brass door handles throughout

Services:

Mains water
Upgraded electric heating

Items Included in sale:

Oven, hob, extractor fan, fridge freezer,
dishwasher, blinds, curtains and light
shades.



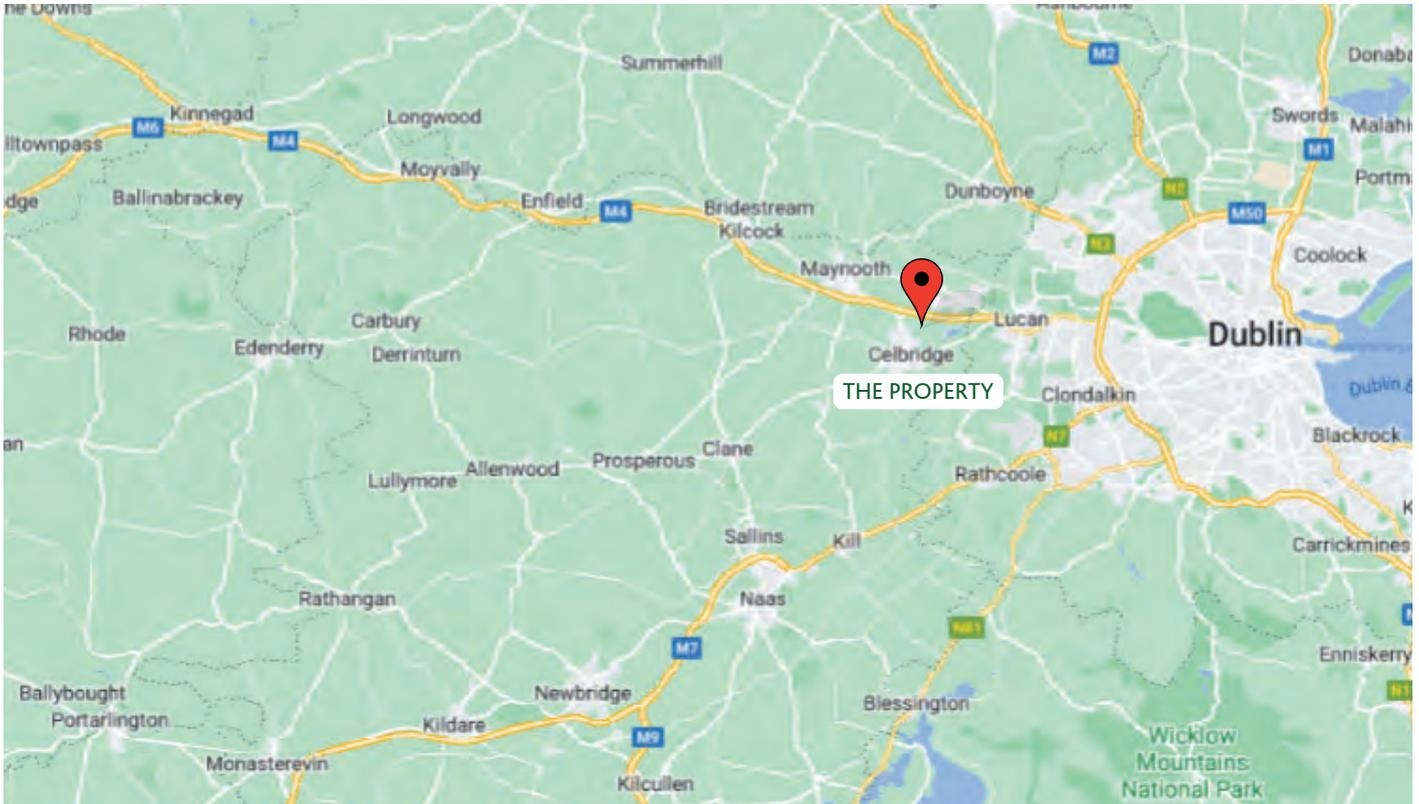
Floor Plans

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Directions

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Directions

W23 A742

BER

BER C3

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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