

Residential

Coonan
PROPERTY



29 Beatty Park, Celbridge, Co. Kildare

- Coonan Property is delighted to present this superbly refurbished three-bedroom home, ideally located just minutes from Celbridge town centre
- Impressive B-rated property featuring a stylish contemporary kitchen, new windows and doors, upgraded heating system, 10 solar PV panels, and high-quality finishes throughout
- Accommodation comprises entrance hall with storage, living room, open-plan kitchen/dining area, three bedrooms, and main bathroom
- A generous rear garden and side entrance which has been beautifully landscaped with porcelain tiled patio area, raised planting beds and a well-maintained lawn
- Beatty Park is a mature and highly regarded development, ideally positioned within walking distance of schools, shops, Celbridge Main Street, and a host of local amenities
- Excellent transport links nearby including bus stops at the estate entrance, easy access to Hazelhatch Train Station, and convenient to the N4/M4

**3 bedroom home
extending to approx.
90 sq.m (969 sq.ft)**

Guide Price:

€445,000

Private Treaty

Accommodation

Coonan
PROPERTY

Entrance
Hallway

6.32m x 1.71m

Laminate wood flooring, recessed lights, alarm panel, light fitting, blinds on composite front door and fitted unit with wine rack and storage/display area.

Guest W.C.

1.67m x 0.77m

Tiled floor, w.c., w.h.b. with built in vanity unit and light fitting.



Accommodation

Coonan
PROPERTY

Kitchen/ Dining Room

2.95m x 5.22m

Tiled floor, fitted wall and floor units with quartz worktop and integrated draining board, breakfast bar with storage, integrated oven, hob, fridge freezer, dishwasher, recessed lights and double French doors leading into rear garden.

Living Room

5.14m x 3.36m

Laminate flooring, feature fireplace with marble hearth, wall lights, light fitting and blinds.



Accommodation

Coonan
PROPERTY

Landing

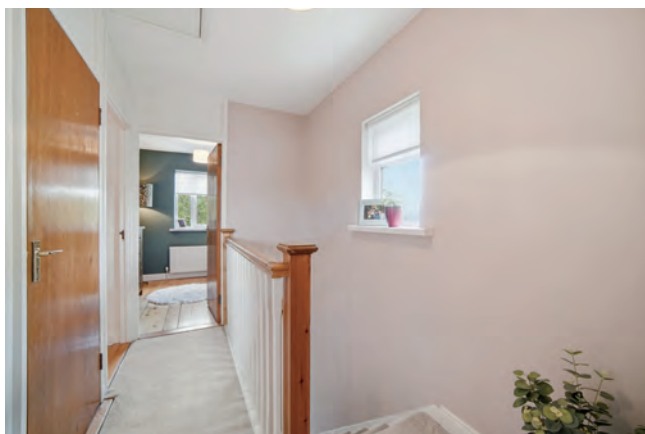
1.78m x 2.93m

Carpet, window with roller blind, attic access with dropdown ladder and shelved hot-press.

Master Bedroom

3.4m x 3.72m

T & G wood flooring, fitted wardrobes, feature wood panelled wall and blinds.



Accommodation



Bedroom 2 **3.41m x 3.85m** T & G wood flooring, fitted wardrobes and blinds.

Bedroom 3 **2.68m x 2.38m** T & G wood flooring, fitted wardrobes and blinds.



Accommodation

Coonan
PROPERTY

Bathroom

2.6m x 1.75m

Fully tiled, shower cubicle with electric Triton T90 shower, w.c., w.h.b. with built in cabinet and window with blind.

Garden

14m x 8.4m

Porcelain patio area and walkway, lawn area, raised flower bed with mature plants and trees.



Accommodation

Coonan
PROPERTY

Additional Information:

Gross internal floor area approx. 90sq.m
Originally built in 1985
Renovations complete 2023
10 solar panels
Extra insulation
All new double glazed windows and doors
Replumbed and rewired
Fully alarmed
Extra wide and gated side entrance
PVC fascia and soffits
Outside light
Outside tap

Items Included in sale:

Integrated oven, hob, fridge freezer,
dishwasher and roller blinds.

Services:

Mains water
Oil fire central heating

Entrance Driveway:

Driveway with parking for 2 cars, lawn
area with mature planting and wall
surround.



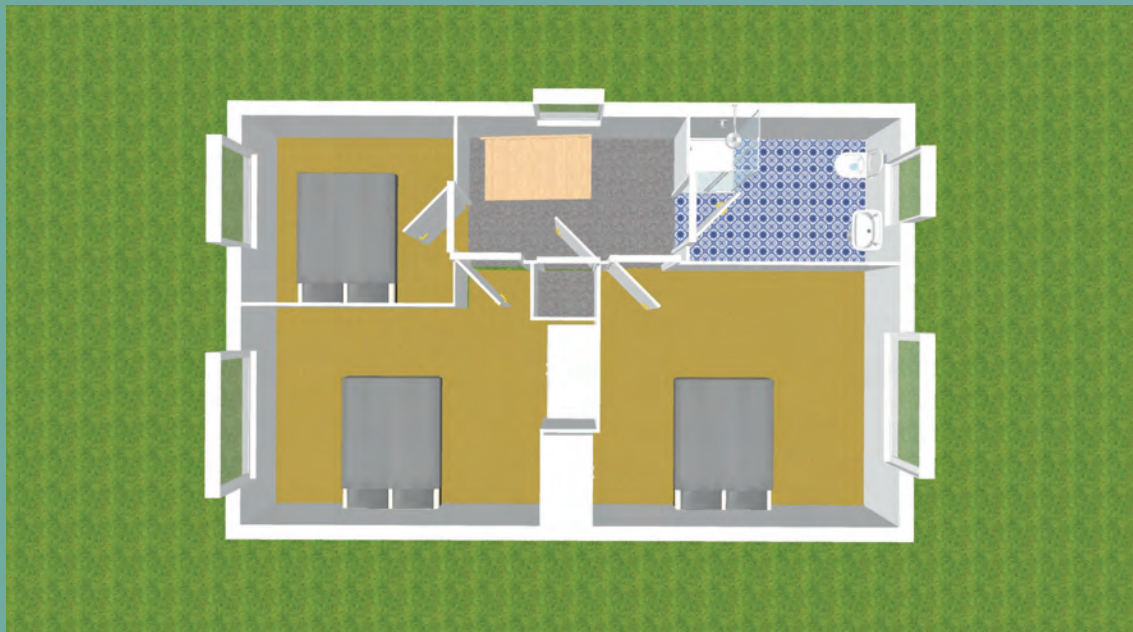
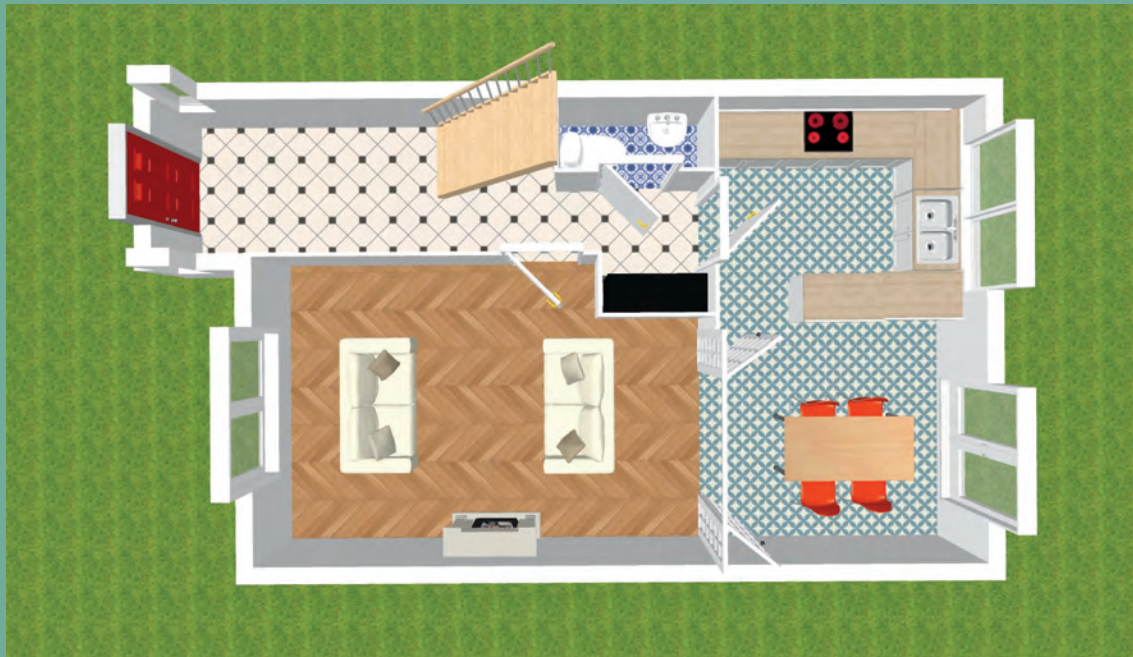
Accommodation

Coonan
PROPERTY



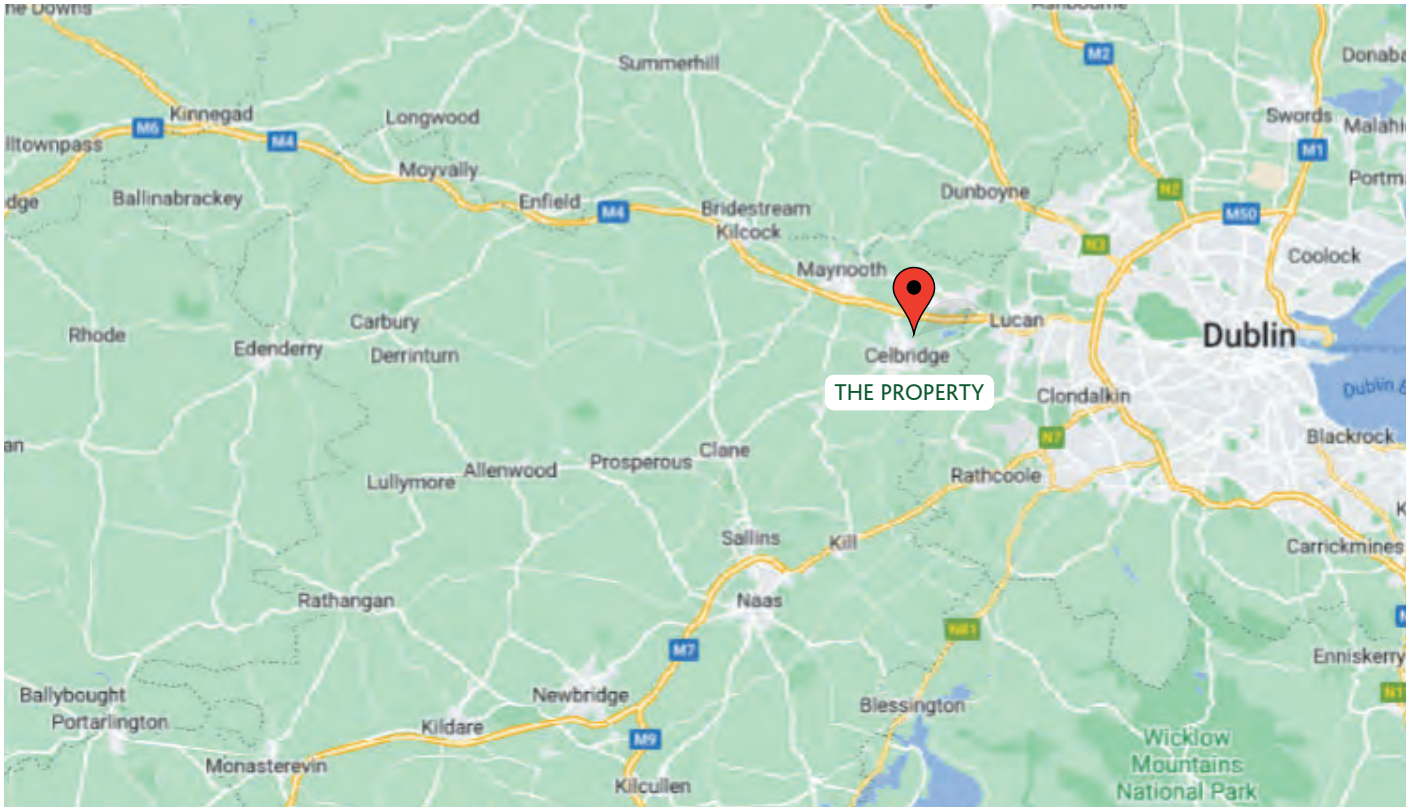
Floor Plans

Coonan
PROPERTY



Directions

Coonan
PROPERTY



Directions

W23 FX30

BER

BER B3

Viewing

By prior appointment at any reasonable hour.

Coonan
PROPERTY

Contact Information:

Mick Wright

016288400

mickw@coonan.com

PSRA No.: 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm does not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.

Coonan
FINANCIAL GROUP

Coonan Mortgage Group Limited t/a Coonan Financial Group is regulated by the Central Bank of Ireland. Registration No.: 431200

For all your mortgage needs contact:

Dermot Horan / Romana Anca

01 505 2718

admin@coonanmortgage.com

coonan.com