

# Residential

**Coonan**  
PROPERTY



## 108 Callenders Mill, Celbridge, Co. Kildare

- Superb 3 bedroom home in excellent condition extending to approx. 1,050 sq.ft (97.5 sq.m)
- Briefly comprises, living room, open plan kitchen/dining area, ground floor w.c, 3 bedrooms including master en suite and main bathroom
- Spacious kitchen with space for a dining and lounge area
- Large attic space which may be suitable for conversion
- Conveniently located just a short walk from Celbridge Town Centre, Hazelhatch Train station, shops, schools and local sports clubs

Superb 3 bedroom  
home extending to  
approx. 97,5 sq.m  
(1,050 sq.ft)

Guide Price:

**€385,000**

**Private Treaty**

# Accommodation

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Entrance Hallway	<b>6.35m x 2.44m</b>	Laminate wood flooring, coving and light fitting.
Guest W.C.	<b>1.51m x 1.38m</b>	Tiled flooring, half tiled walls, w.c., w.h.b., mirror, light fitting and extractor fan.
Living Room	<b>2.93m x 5.10m</b>	Laminate wood flooring, feature fireplace with granite hearth and wood surround, TV point, curtains, coving and light fitting.
Kitchen/Dining	<b>6.45m x 5.1m</b>	Laminate wood and tiled flooring, fitted wall and floor units, integrated oven, hob, extractor hood, fridge freezer, light fittings, curtains, blinds and double doors leading into rear garden.



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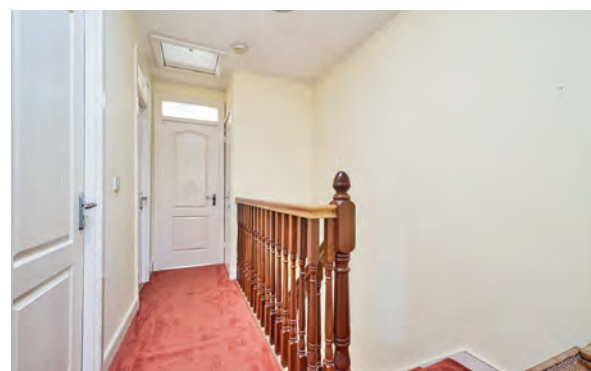
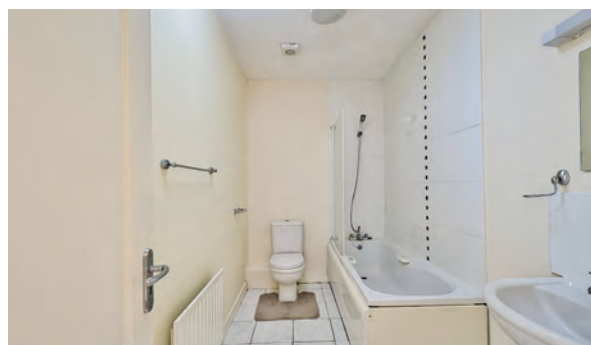
Landing	1.96m x 3.9m	Carpet, hot-press, light fitting and attic access.
Master Bedroom	3.1m x 4.8m	Laminate wood flooring, fitted wardrobes, light fitting, curtains and blinds.
Ensuite	1.21m x 2.98m	Tiled floor, shower cubicle, w.c., w.h.b. and light fitting.



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<b>Bedroom 2</b>	<b>3.02m x 3.18m</b>	Laminate wood flooring, fitted wardrobes, light fitting, curtains and blinds.
<b>Bedroom 3</b>	<b>3.31m x 2.03m</b>	Laminate wood flooring, fitted wardrobes, light fitting, curtains and blinds.
<b>Bathroom</b>	<b>2.2m x 1.66m</b>	Tiled flooring, tiled around the bath area, w.c., w.h.b., light fitting, mirror, shaving light and extractor fan.



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## Additional Information:

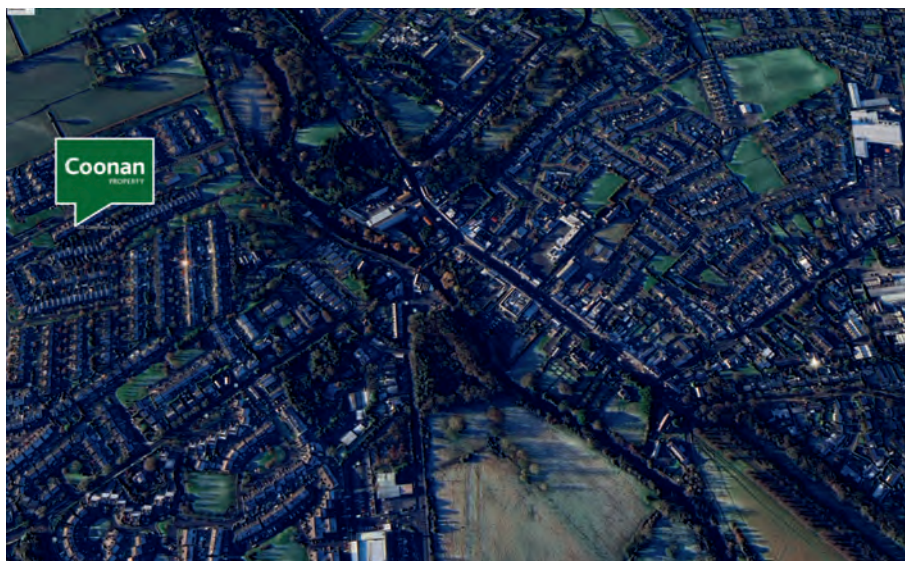
Gross internal floor area approx. 1,050 sq.ft  
(97.5 sq.m)  
East facing rear garden  
Timber panel fencing  
Barna shed  
Low maintenance dashed exterior  
Outside light  
Outside tap  
PVC fascia and soffits  
Parking for 2 cars – communal spaces

## Services:

Mains water  
Gas fire central heating

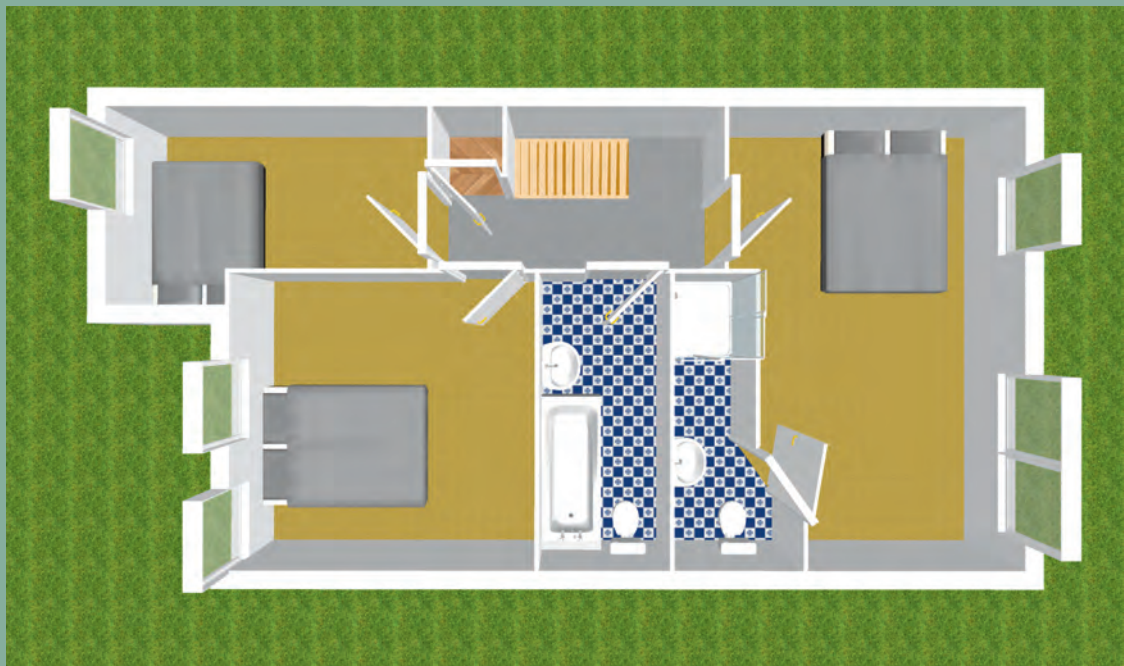
## Items Included in sale:

Integrated oven, hob, extractor hood, fridge  
freezer, light fittings, curtains and blinds.



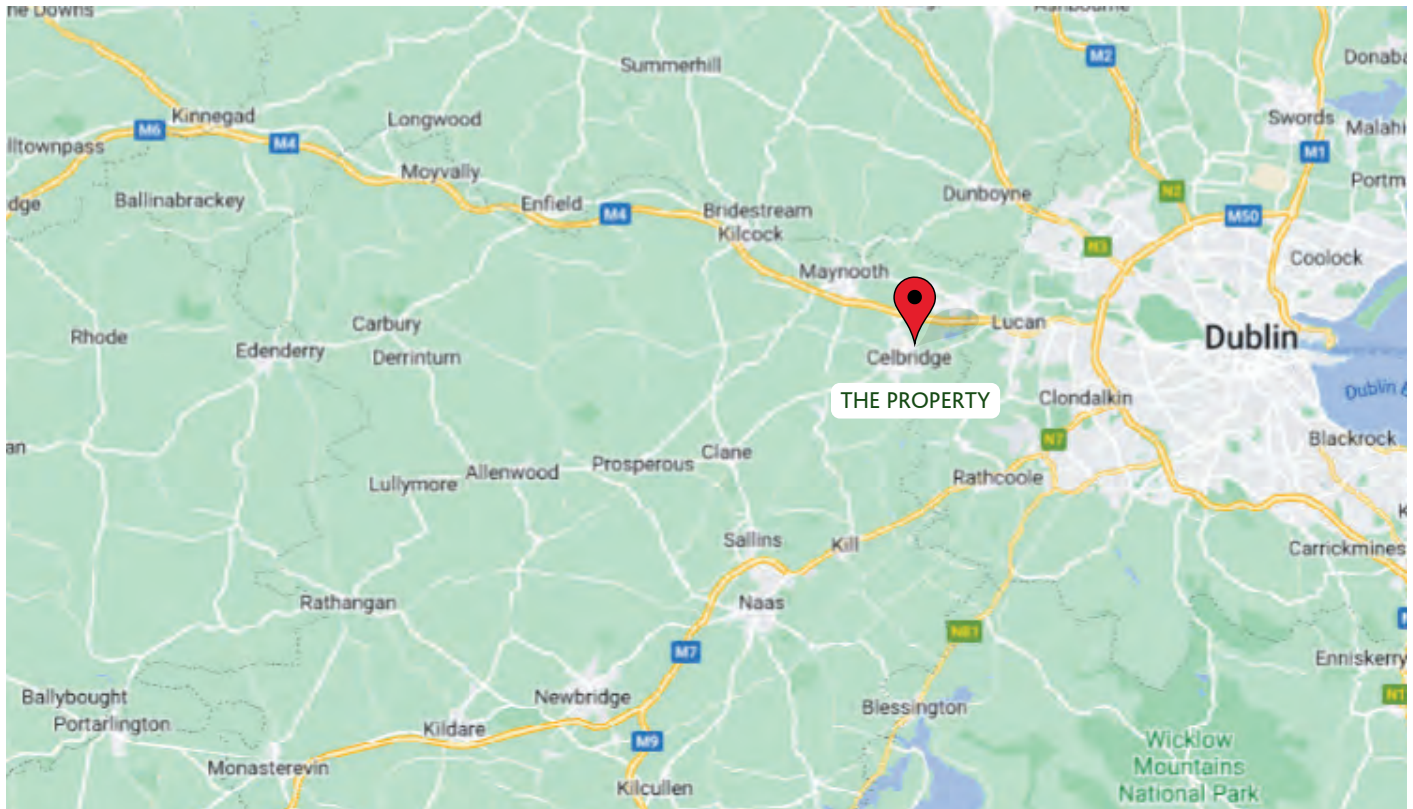
# Floor Plans

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# Directions

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## Directions

W23 V573

**BER**

**BER C1**

## Viewing

By prior appointment at any reasonable hour.

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