

Residential

Coonan
PROPERTY



55 Chelmsford Manor, Celbridge, Co. Kildare

- Coonan Property proudly presents this spacious, A-rated three-bedroom home in the prestigious Chelmsford Manor development
- Offering approx. 97 sq.m. of stylish accommodation, comprising entrance hall, guest WC, living room, open-plan kitchen/dining area, three generously sized bedrooms (master ensuite), and a main bathroom
- Built in 2016 to an exceptional standard, boasting an impressive A3 BER rating and finished to immaculate showhouse condition throughout
- Additional converted attic room provides approx. 20 sq.m. of versatile extra space
- Beautifully maintained exterior featuring a large cobblelock driveway and a private, low-maintenance rear garden with patio, decking, artificial lawn and a garden shed
- Positioned at the end of a quiet cul-de-sac, offering excellent privacy and a safe environment for families, with a well-kept green area directly opposite
- Conveniently located just 1.5km from Celbridge town centre, close to shops, schools, public transport, Hazelhatch train station, and the M4 motorway
- A superbly appointed family home offering space, comfort, and contemporary living in one of Celbridge's most desirable neighbourhoods

3 bedroom home
extending to approx.
97 sq. m (1,044 sq. ft)

Guide Price:
€455,000

Private Treaty

Accommodation

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Entrance
Hallway

6m x 1.94m

Laminate flooring, coving, two light shades, radiator cover and under stairs storage.

Guest W.C.

1.74m x 1.43m

Tiled, w.c., w.h.b., vertical heated towel rail, extractor fan and light fitting.

Living Room

3.65m x 4.82m

Laminate flooring, bespoke TV display unit with shelving and cupboards, light fitting, recessed lights and double doors leading out to rear garden.



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Kitchen/Dining **3.23m x 4.7m**

Tiled flooring, shaker style wall and floor units, quartz worktop with upstand, stainless steel sink, Double oven, gas hob, extractor fan, integrated microwave, American style fridge freezer, two light shades and roller blinds.

Utility Room

Fully plumbed for washing machine and dryer.

Landing

**(1.05m x 3.4m) +
(2.52m x 2.17m)**

Carpet, hot-press and light fitting.



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Master Bedroom

3.11m x 5m

Overlooking front
Laminate flooring, fitted wardrobes, light shade, curtains and blinds.

En-suite

1.2m x 2.61m

Tiled flooring, semi tiled walls, shower cubicle with monsoon shower head, w.c., w.h.b., extractor fan, vertical heated towel rail and vanity unit.

Bedroom 2

3.35m x 2.55m

Overlooking back garden
Laminate flooring, fitted wardrobes, light fitting, curtains and blinds.



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Bedroom 3	3.38m x 2.19m	Laminate flooring, fitted wardrobes, light fitting, curtains and blinds.
Bathroom	1.67m x 2.24m	Tiled flooring, semi tiled walls, bath, w.c., w.h.b. with built in vanity unit, extractor fan, mirror and light fitting.
Attic Room	4.16m x 4.83m	Carpet, recessed lights, 3 Velux windows and extensive eaves storage space.
Garden	5m x 13m	Patio area, raised deck area, artificial grass, wood panelled fence and timber shed.



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Additional Information:

Gross internal floor area approx. 97sq.m
(1,044 sq. ft)
Additional 20sqm in attic room
High ceilings throughout (2.67m)
Outside lights
Outside sockets
Outside tap

Entrance Driveway:

Cobble locked drive with parking for 2-3 cars.

Items Included in sale:

Double oven, gas hob, extractor fan,
integrated microwave, American style
fridge freezer, light shades and roller
blinds.

Services:

Main's water
Gas fire central heating
Mechanical heat recovery system



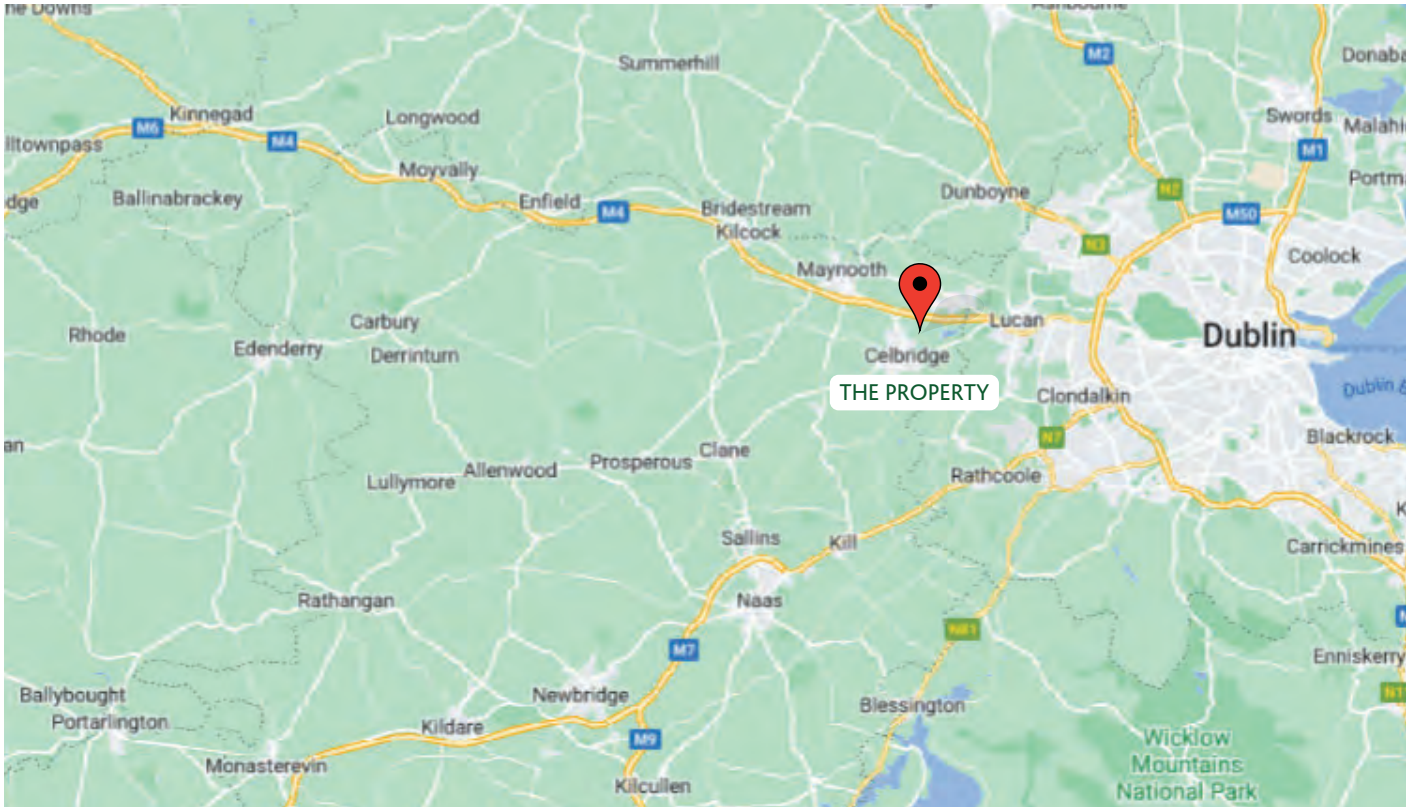
Floor Plans

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Directions

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Directions

W23 WE10

BER

BER B1

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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