



JP&M
DOYLE

Established. 1952

Auctioneers | Valuers | Estate Agents | Property Consultants

FOR SALE BY PRIVATE TREATY

**NO. 7 THE MEWS,
WILLOW GREEN,
PRIMROSE GATE,**



**HAZELHATCH ROAD,
CELBRIDGE, CO. KILDARE,
W23VY52.**

jpmdoyle.ie

(01) 490 3201

LOCATION

Primrose gate is a high quality residential development, Situated just off the Hazelhatch road and is within five minutes walking distance of Celbridge Village. The property is situated in this most convenient location with a host of amenities close by such as Tesco express, primrose medical centre, crèche & primary school which is beside the development, the new Supervalu shopping centre, Hazelhatch train station, Celbridge lawn tennis club, GAA Grounds and the grand canal walkways, Castletown Estate where you will find Celbridge has more than its fair share to offer.

DESCRIPTION

Superb three bedroom end-terraced property built in 2006 and extends to c.94 sq.m / 1012 sq.ft in immaculate condition throughout with south facing walled garden with an independent side access. The accommodation comprises of entrance wall way, guest toilet & utility room, kitchen/breakfast room, living room, upstairs landing with hot press, three bedrooms with one ensuite and family bathroom. Outside off street parking for two cars to the front of the property with visitors parking available next to the green Area.

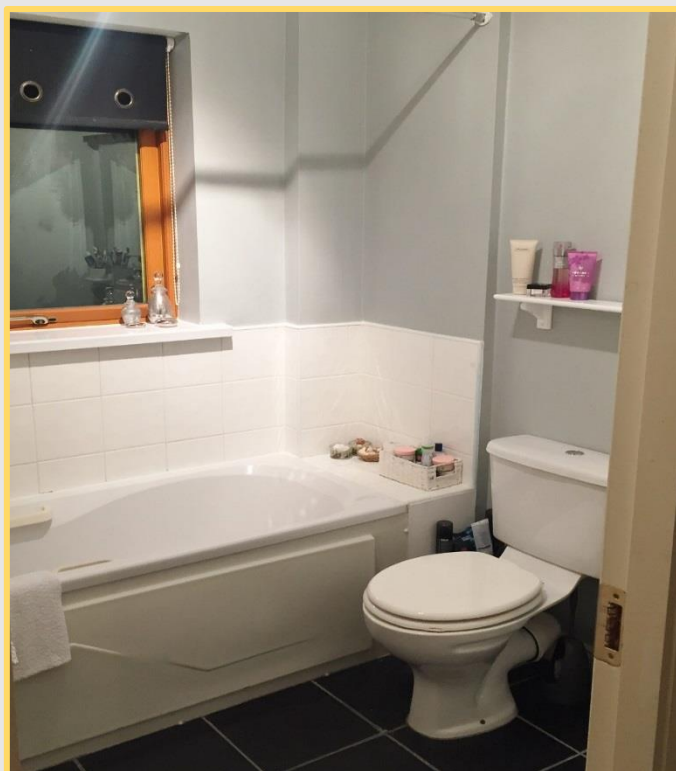
ACCOMMODATION

Entrance Hallway:	3.11m x 2.04m features timber flooring.
Corridor:	2.19m x 0.97m features timber flooring.
Guest Toilet/Utility:	1.89m x 1.42m w.c, w.h.b & tiled flooring.
Kitchen/Breakfast Room:	5.83m x 3.03m max features fully fitted shaker style unit with oven, hob, dishwasher & fridge freezer and Tiled flooring and splash back
Living Room:	5.17m x 3.6m features timber flooring, storage press & french patio doors to garden.



Upstairs

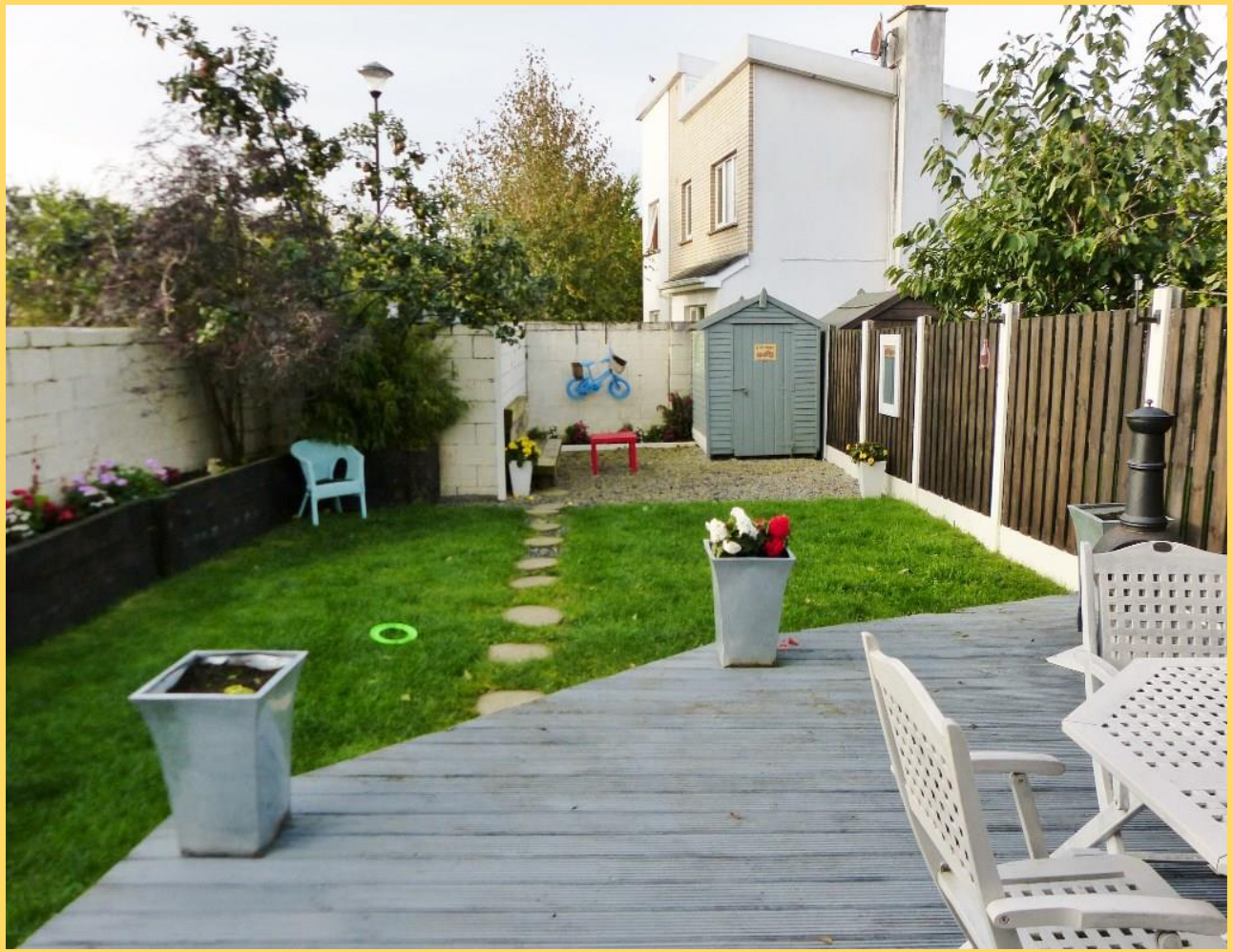
Landing:	3.58m x 2.01m Features Carpet flooring & hot press.
Bedroom 1:	3.03m x 2.2m features timber flooring.
Bedroom 2:	4.25m x 2.9m 1.62m x 0.71m features fitted wardrobe, carpet flooring & "mastered with bay widow".
En-suite:	2.32m x 0.93m with w.c, w.h.b & shower tiled flooring & shower.
Bedroom 3:	2m x 2m Features fitted wardrobe and carpet flooring.



Rear south facing walled garden 15.13m x 7m with side access and patio deck

FEATURES

- Gas fired central heating
- Timber and carpet flooring
- Double french doors to Patio Area
- Side access gate to the rear
- Solid Nordic timber Double glazed windows
- Services
- Mains water & Sewage
- Esb
- Alarm



VIEWING: BY APPOINTMENT ONLY

PRICE REGION: €290,000

BER: C1 (105299911)



**JP&M
DOYLE**

Established, 1952

105 Terenure Road East, Dublin 6, D06 XD29.

t: (01) 490 3201

f: (01) 490 7292

e: enquiries@jpmdoyle.ie

PSRA Licence: 002264

J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.