

Residential

Coonan
PROPERTY



2 Cill Dara Close, Celbridge, Co. Kildare

- Coonan Property present this spacious three-bedroom home set on a large site, just a short stroll from Celbridge Main Street
- Extending to approx. 113sqm, the accommodation briefly comprises entrance hallway, living room, kitchen/dining room, ground floor bathroom, and bedroom (no. 3), with two further bedrooms and a family bathroom at first floor level
- Generously sized south-west facing rear garden enjoys all-day sunshine and offers excellent potential for further development
- Exceptional location just 400m from Celbridge Main Street and within walking distance of Castletown Estate and parklands, with shops, schools, bus stops and all local amenities close by
- Excellent transport links include local bus services (C4, X27) and the L59 route, providing direct access to Hazelhatch Train Station
- The property is just a five-minute drive from the M4, offering convenient access to Dublin City Centre, the M50 and beyond

**3 bedroom home
extending to approx.
113 sq.m (1,216 sq.ft)**

**Guide Price:
€475,000**

Private Treaty

Accommodation

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Entrance
Hallway

2.31m x 7.12m

Carpet flooring, hanging pendant light with shade, alarm panel, storage under stairway, hot press with shelving.

Living Room

3.56m x 4.93m

Carpet flooring, hanging pendant light with shade, gas fire place with marble hearth and surround, double French doors leading to dining room, fitted roller blinds and curtains.



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Kitchen/
Dining Area

3.04m x 6.34m

Tiled flooring, fitted spotlights, roller blinds, curtains, tiled splash back, fully plumbed, cooker, extractor fan, kitchen cabinets, undercounter fridge and stainless-steel sink.

Dining
Room/
Playroom

2.98m x 4.29m

Carpet flooring, hanging pendant light with shade, fitted blinds, curtains and sliding door leading to rear garden.

Bedroom 3
(Ground Floor)

2.95m x 3.68m

Carpet flooring, hanging pendant light with shade, fitted curtains and roller blinds.



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**Bathroom
(Ground Floor)**

1.73m x 2.02m

Fully tiled bathroom with light fitting, w.c., w.h.b., fitted mirror, window, extractor fan, shower cubicle with shower screen and disability handles.

Landing

4.36m x 1.78m

Carpet flooring from stairway to landing and a hanging pendant light with shade.

**Bedroom 1
(First Floor)**

3.01m x 5.63m

Carpet flooring, hanging pendant light with shade, fitted roller blinds, curtains wardrobe and vanity desk.



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Bedroom 2 (First Floor)

5.52m x 2.93m

Carpet flooring, hanging pendant light with shade, access to attic space, fitted roller blinds and wardrobe.

Bathroom (First Floor)

1.76m x 2.2m

Fully tiled bathroom, velux window, extractor fan, w.c., w.h.b., vanity unit with mirror, shower cubicle with shower screen and Mira shower system.

Garden

Lawn area, timber shed, paving stone walkway and patio, outdoor tap, raised flower beds and a steel side gate.



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Additional Information:

Gross internal floor area approx. 113 sq.m.
South/West facing rear garden
Spacious cobble locked front driveway
Front and rear lawn
Gated side entrance

Entrance Driveway:

Gated access onto a cobble lock driveway with lawn and mature plants and trees.

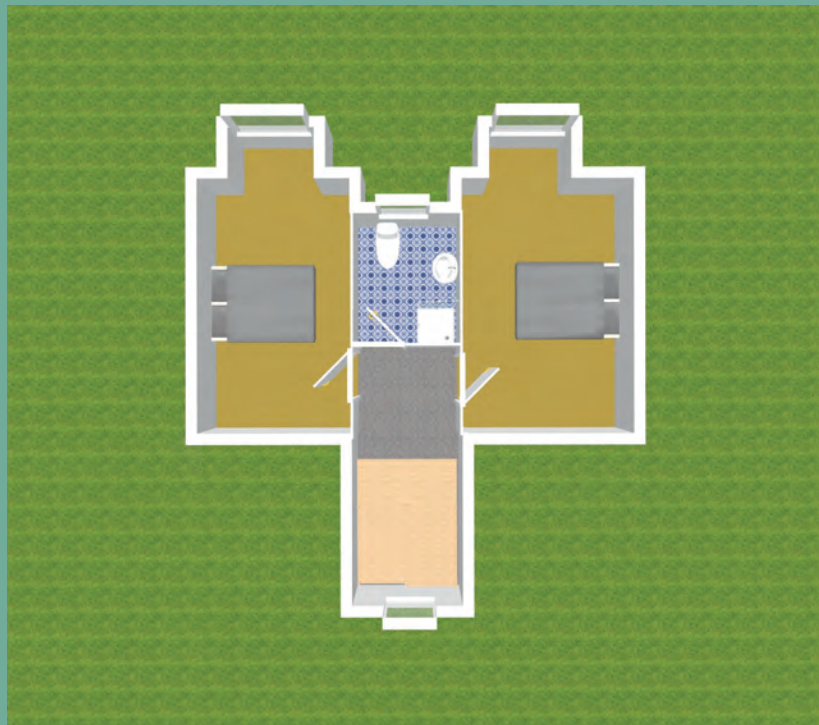
Services:

Mains water
Gas fired central heating



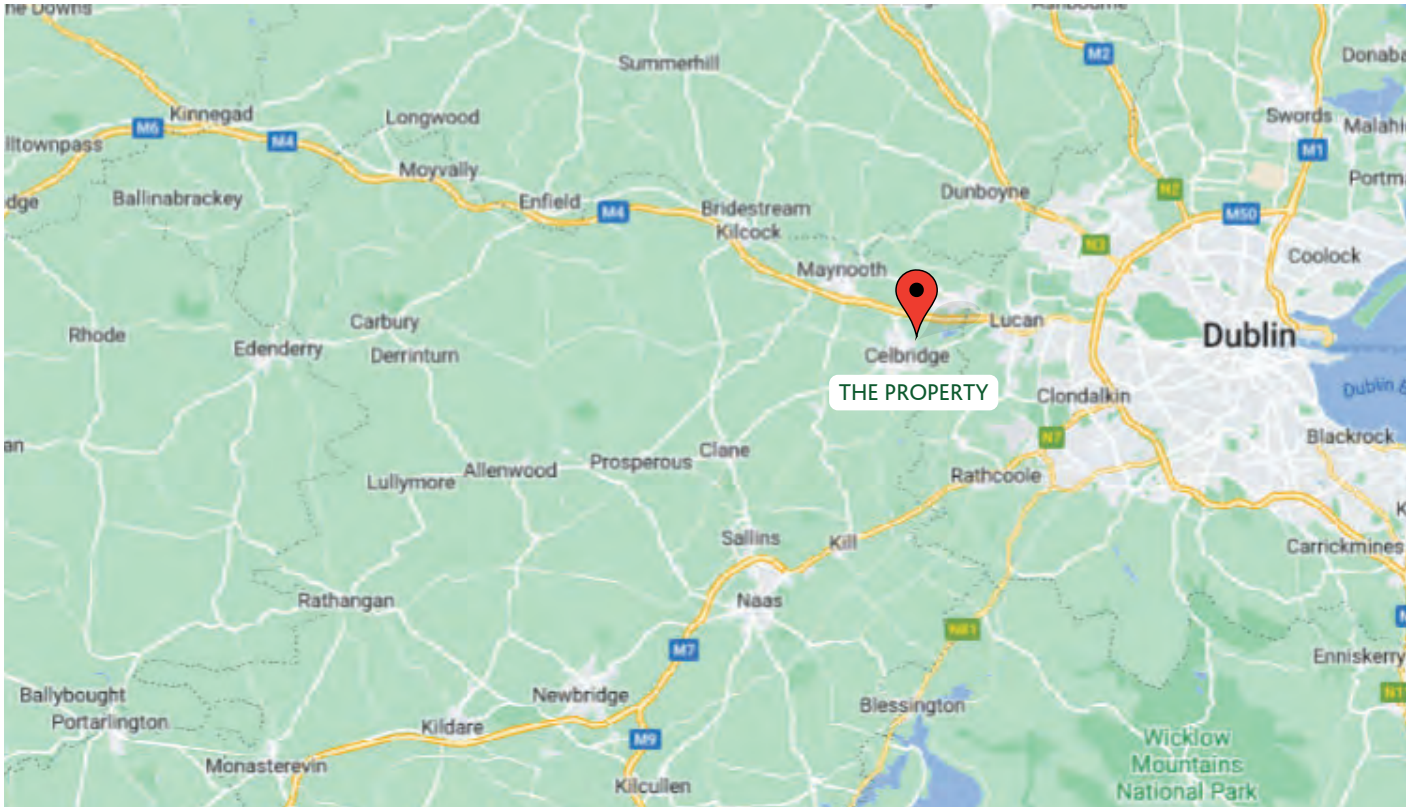
Floor Plans

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Directions

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Directions

W23 X286

BER

BER C3 No. 117579110

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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