

# Residential

**Coonan**  
PROPERTY



## Apt 23 The Court, Oldtown Mill, Celbridge, Co. Kildare

- Well-presented two bedroom top floor apartment extending to approx. 77 sq.m overlooking landscaped grounds.
- Briefly comprises hallway, open-plan kitchen/dining/living room, 2 bedrooms and main bathroom
- Light filled apartment with southerly aspect
- Two separate balconies off the living area
- Secure building with coded access and plenty of parking
- Oldtown Mill is one of Celbridge's most sought after developments known for its tree lined avenues, abundance of green areas and an array of mature trees and plants
- Convenient for all local amenities and transport links with all schools, bus stops and shops just a stroll away

2 bedroom top floor  
apartment extending  
to approx. 77 sq.m  
(829 sq.ft)

Guide Price:

**€295,000**

Private Treaty

# Accommodation

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## Entrance Hallway

**6.32m x 1.15m**

Laminate flooring, storage closet, light shade, intercom, attic access and hot-press.

## Kitchen/ Dining / Living Room

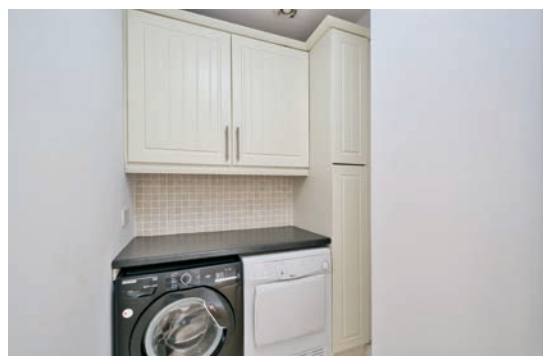
**(5.48m x 3.9m) +  
(2.49m x 4.9m)**

Laminate & tiled flooring, shaker style wall and floor units, tiled splashback, oven, electric hob, extractor fan, fridge freezer, four light fittings, TV point, fireplace with electric fire insert, dual aspect, double French doors leading onto balcony and single door leading onto 2nd balcony.

## Utility Room

**1.56m x 1.65m**

Plumbed for washing machine and dryer, storage units, extractor fan and light fitting.





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**Master  
Bedroom**

**3.53m x 3.9m**

Laminate flooring, fitted wardrobe, TV point and light shade.

**Bedroom 2**

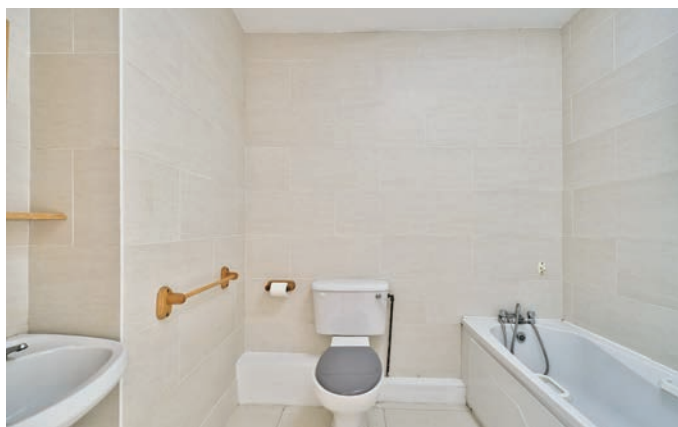
**2.79m x 4.1m**

Laminate flooring, fitted wardrobe and light shade.

**Bathroom**

**2.44m x 1.65m**

Fully tiled, bath with shower and shower screen, w.c., w.h.b., electric heater, extrator fan and light fitting.



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## Additional Information:

Gross internal floor area approx. 77 sq.m (829 sq. ft)

Previous rent €1,391 per calendar month

Management fees approx. €1,700 per annum  
timber deck balcony

Ample parking in communal parking area

## Services:

Mains water

Electric storage heating

## Items Included in sale:

Oven, electric hob, extractor fan, fridge  
freezer and light fittings.





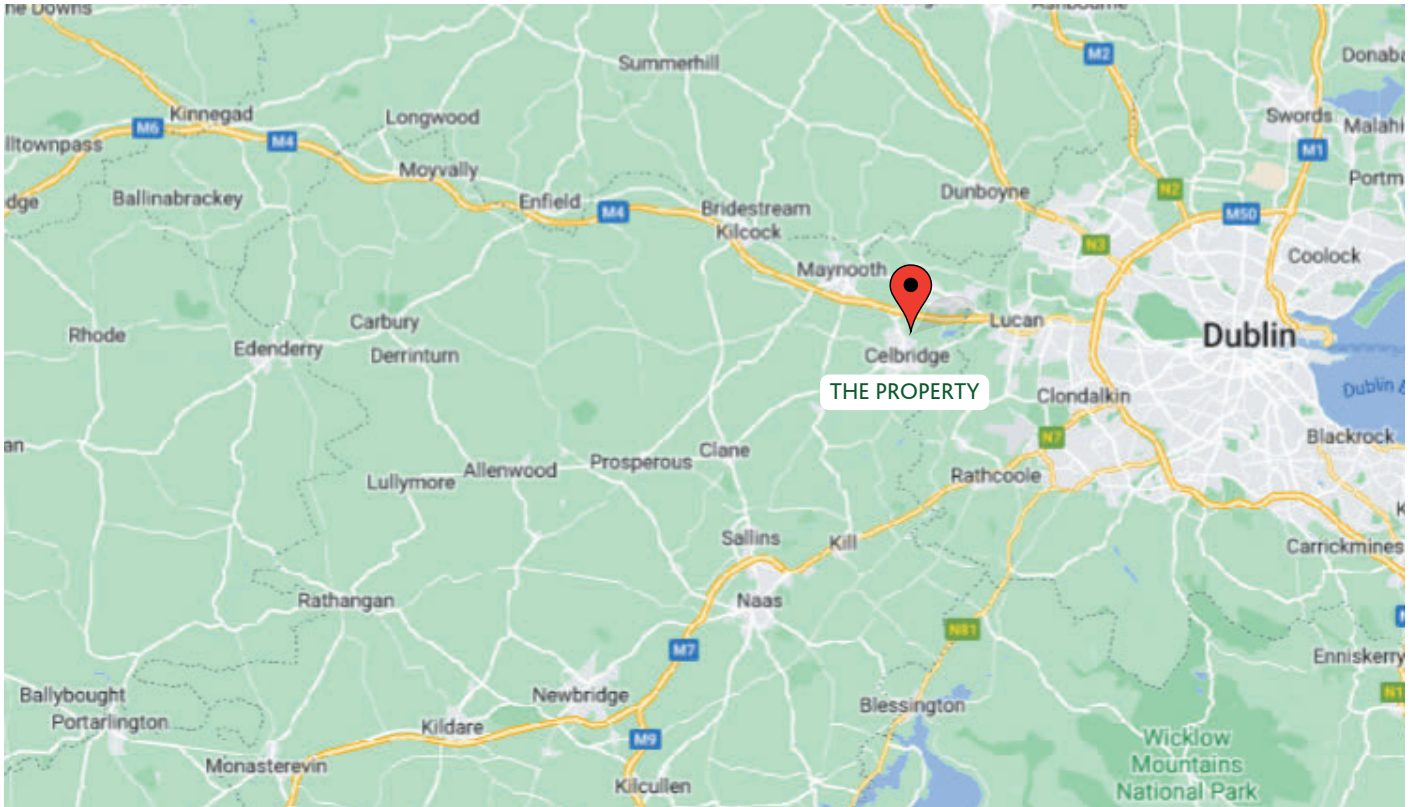
# Floor Plans

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# Directions

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## Directions

W23 A335

**BER**

**BER D1**

## Viewing

By prior appointment at any reasonable hour.

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### Contact Information:

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