

Residential

Coonan
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22 The Square, Hazelhatch Park, Celbridge, Co. Kildare

- Immaculately presented, 'B' rated 3-bedroom semi-detached house extending to approx. 91sq.m (980sq.ft)
- Briefly comprises main hallway, guest wc, open living/dining room, kitchen, three spacious bedrooms, master with ensuite and family bathroom
- Turnkey home offering high-end, contemporary finishes throughout
- Private, low maintenance garden with an elegantly designed composite deck

3 bedroom semi
detached house
extending to approx.
91 sq.m (980 sq.ft)

Guide Price:

€395,000

Private Treaty

Accommodation

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Entrance
Hallway

4.54m x 1.88m

Tiled flooring, carpet on the stairs, recessed lights, coving, under stair storage, alarm panel and composite front door

Guest W.C.

1.48m x 1.19m

Tiled flooring, w.c., w.h.b. with built in vanity, fitted mirror, light fitting and extractor fan.

Living Room

3.49m x 5.38m

Laminate wood flooring, feature fireplace with marble surround and granite hearth, wood burning stove, recessed lights, TV point, roller blinds and double doors leading onto deck area

Kitchen/Dining

3.56m x 5.12m

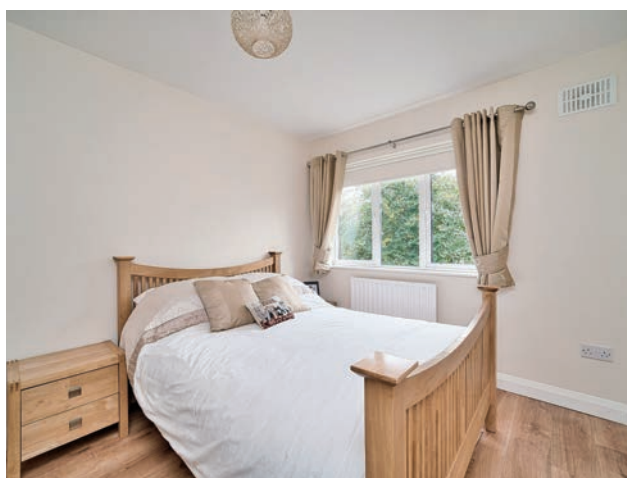
Tiled flooring, high gloss fitted wall and floor units, tiled splashback, integrated fridge freezer, dishwasher, oven, electric hob, extractor fan, venetian blinds and wired for surround sound.



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Landing	2.1m x 2.93m	Carpet, hot-press and attic access via Stira ladder
Master Bedroom	2.82m x 3.54m	Laminate flooring, fitted wardrobes, recessed lights and black out blinds.
En-suite	1.03m x 2.55m	Tiled flooring, half tiled walls, shower cubicle with monsoon shower head, w.c., w.h.b. with built in vanity, mirrored cabinet, light fitting and extractor fan.
Bedroom 2	3.26m x 3.64m	Laminate flooring, fitted wardrobes, light shade and black out blinds



Accommodation

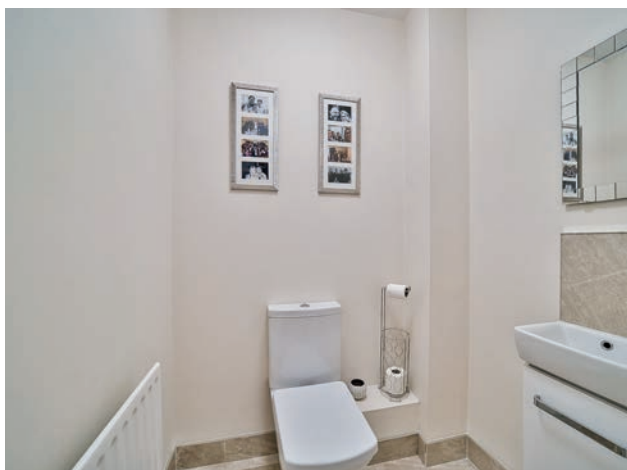
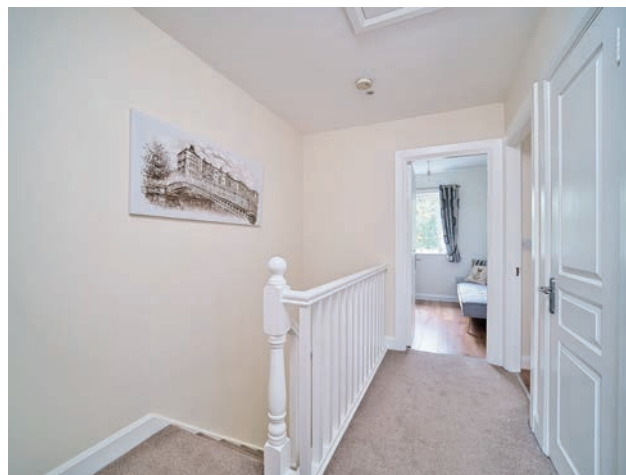
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Bedroom 3 **2.64m x 2.65m** Laminate flooring, fitted wardrobe and blackout blind

Bathroom **2.52m x 2.05m** Fully tiled, bath with shower screen, w.c., w.h.b. with built in vanity unit, mirror with shaving light, vertical heated towel rail, window blind, extractor fan and recessed lights.

Attic Floored and wired. May be suitable for conversion.

Garden **14.26m x 6.8m** Raised composite deck area, lawn, outdoor sockets, lights and timber shed with power.



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Items Included in sale:

Integrated fridge freezer, dishwasher, oven, electric hob, extractor fan and venetian blinds.

Additional Information:

Gross internal floor area approx. 91sq.m (980sq.ft)
Built in 2005
Outside tap
Outside lights
Off street parking
Gated side entrance

Location

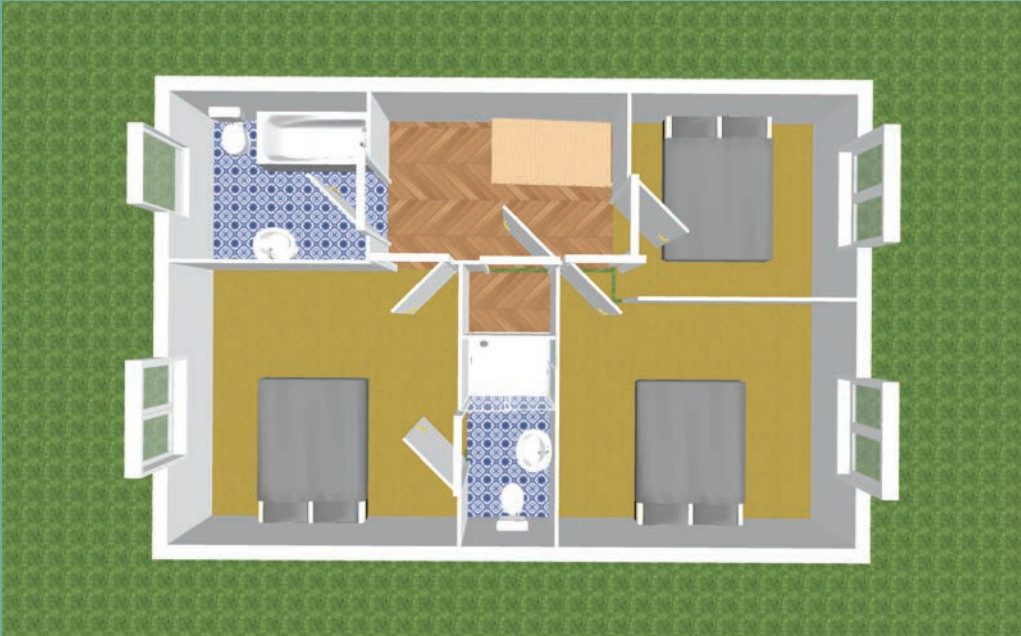
Conveniently located within walking distance of Hazelhatch train station which offers journey times to Dublin Heuston in less than 20 minutes

This property enjoys an enviable location in Celbridge village, close to schools, shops, bars, cafes and sports clubs



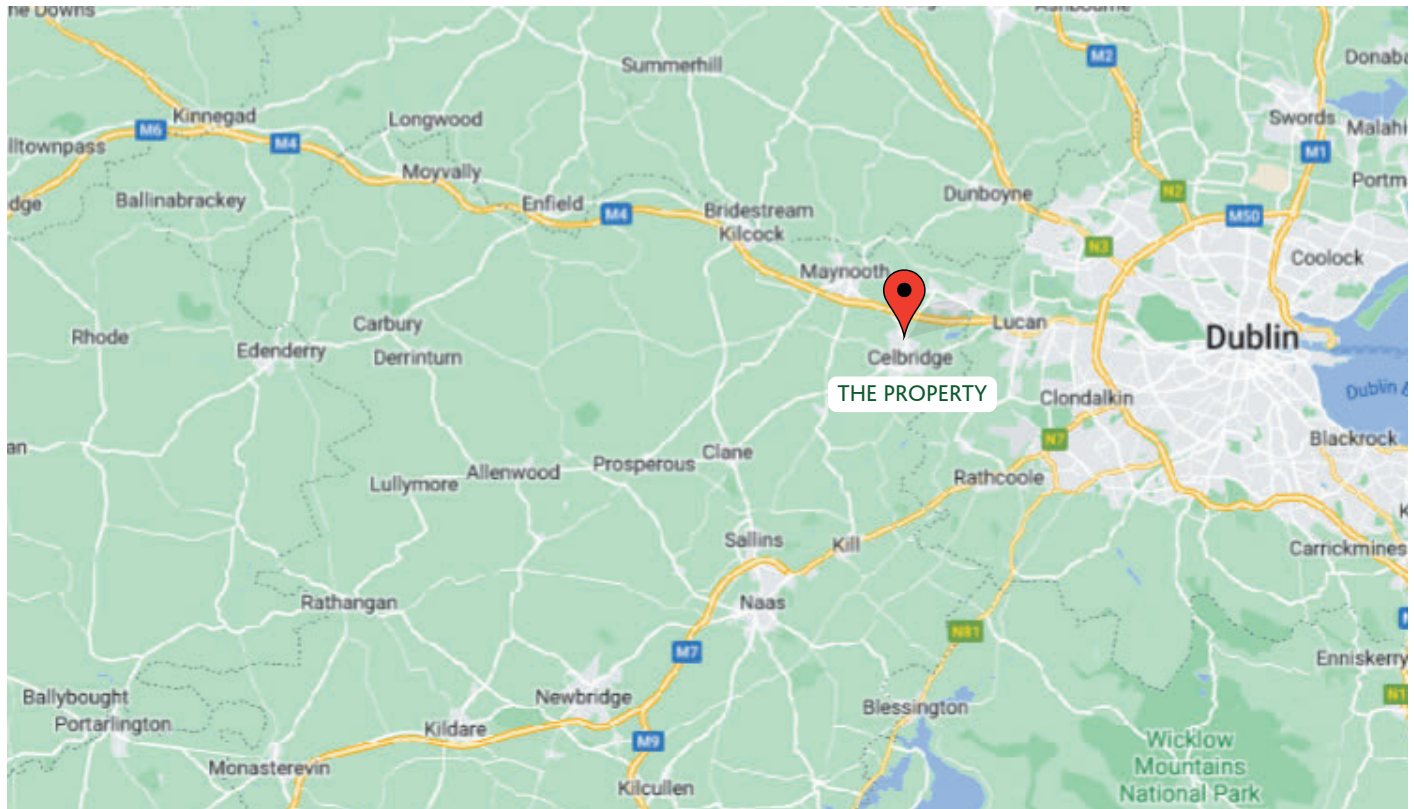
Floor Plans

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Directions

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Directions

W23 WK16

BER

BER B3

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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