



42 Beatty Park, Celbridge, Co. Kildare

- Coonan Property is delighted to present this three-bedroom home, superbly positioned on a generous corner site just minutes from Celbridge town centre
- Exceptionally large corner site with extra-wide side access, offering clear potential for future development (subject to planning permission)
- Includes a block-built garage extending to approx. 24 sq.m – ideal for use as a home workshop, office, gym, or potential granny flat (S.P.P.)
- Accommodation comprises entrance hall, living room, kitchen/dining area, three bedrooms and a family bathroom
- Beatty Park is a mature and well-established development with a strong sense of community and excellent proximity to schools, shops, and local amenities
- Conveniently situated within walking distance of Celbridge Main Street, with public transport links at the estate entrance, easy access to Hazelhatch Train Station, and the nearby N4/M4 road network

Three-bedroom
home, superbly
positioned on a
generous corner site

Guide Price:
€425,000

Private Treaty

Accommodation

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Entrance Driveway:

Parking for two cars and wall surround.

Entrance Hallway	4.64m x 1.66m	Laminate flooring, wood panelled walls, light fitting and alarm panel.
Guest W.C.	0.82m x 2.02m	Laminate flooring, light fitting, w.c., w.h.b. and wood panelled walls.
Kitchen	4.45m x 3.25m	Extended room with laminate flooring, fitted wall and floor units, fridge freezer, cooker, fully plumbed, dishwasher, recessed lights and sliding door leading out to rear garden.
Dining	5.1m x 3m	Laminate flooring, two light fittings, archway leading into living room and double doors leading into kitchen.
Living Room	4.56m x 3.9	Laminate flooring, fireplace with brick surround and tiled hearth and light fitting.

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Landing	2.65m x 1.6m	Wood staircase, laminate flooring, light fitting, hot-press and attic access.
Master Bedroom	3.1m x 3.06m	Overlooking rear garden Laminate flooring, fitted wardrobes and light fitting.
Bedroom 2	2.96m x 3.77m	Overlooking front Laminate flooring, fitted wardrobes and light fitting.
Bedroom 3	2.56m x 2.46m	Overlooking front Laminate flooring, fitted wardrobes and light fitting.
Bathroom	2.17m x 1.78m	Laminate flooring, bath with electric Triton shower, w.c., w.h.b. and light fitting.



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Garden:

South west facing with concrete and patio finish and access for a vehicle.

Block Built Shed - 7.76m x 3.1m:

House's oil boiler, fully plumbed, roller shutter door and side door onto garden.

Additional Information:

- Gross internal floor area approx. 88sq.m (985 sq. ft)
- Built in c.1985
- New alarm installed recently
- Freshly painted
- Outside tap

Items Included in sale:

Fridge freezer, cooker, dishwasher and light fittings.

Services:

- Mains water
- Oil fire central heating
- New oil boiler

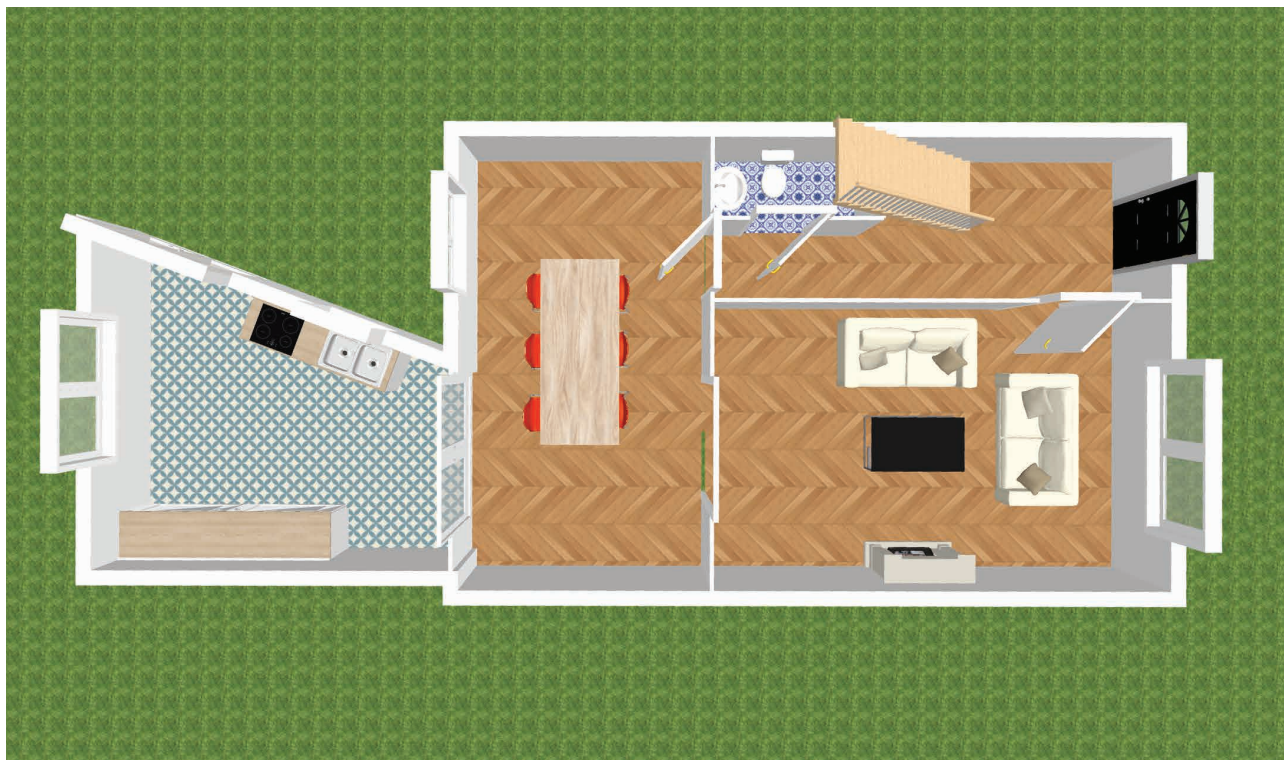
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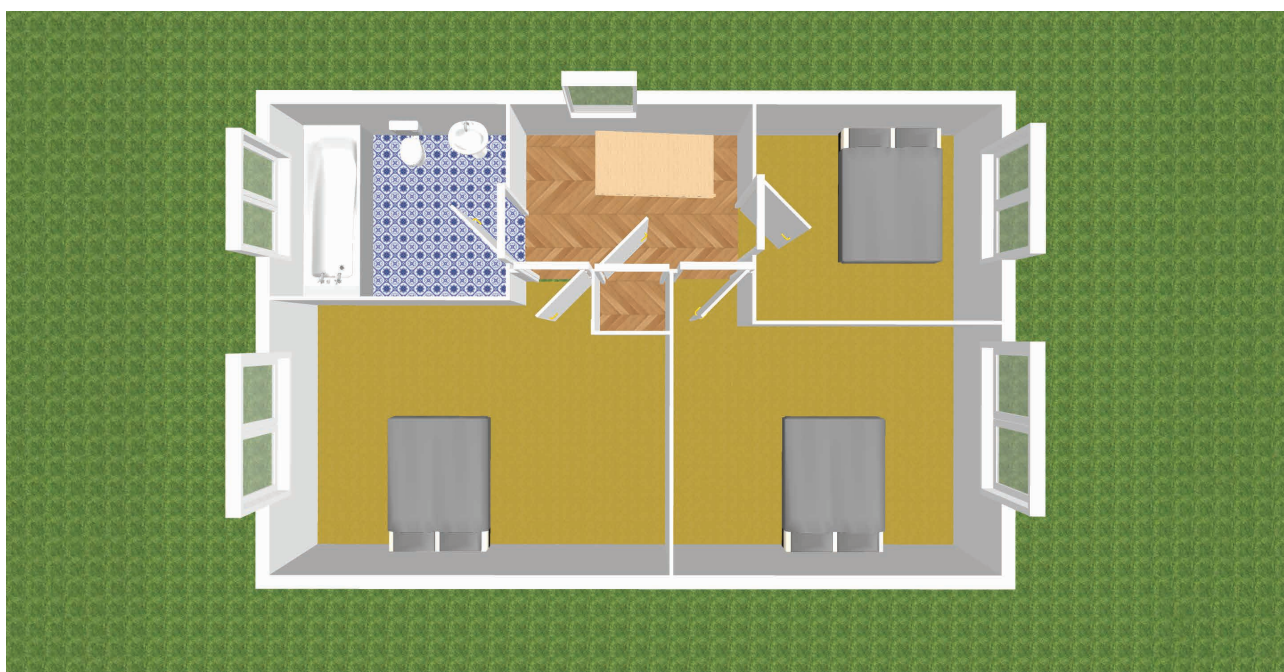


Floor Plans

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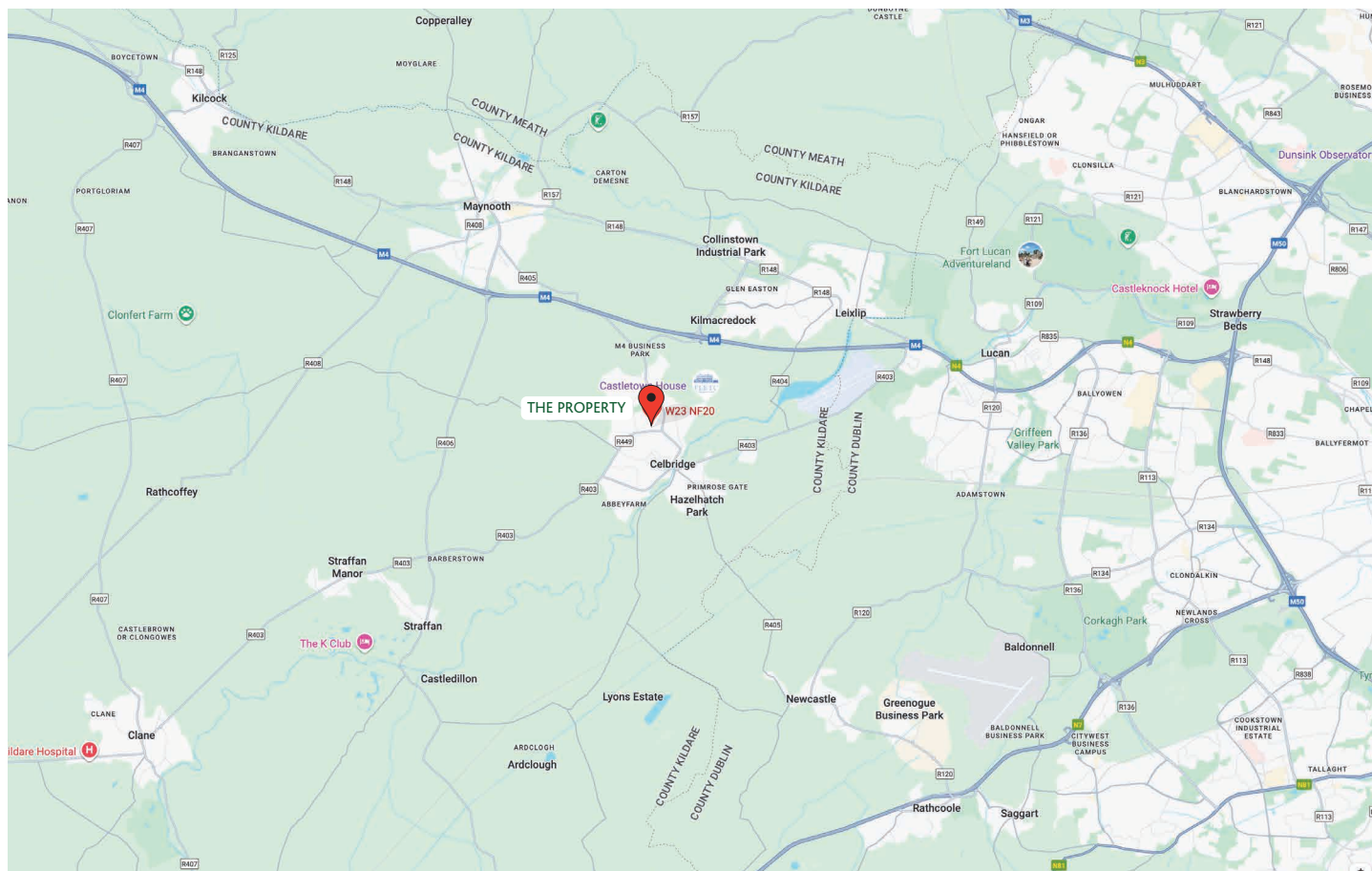
Ground Floor



First Floor

Directions

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Directions

Eircode: W23 NF20



Viewing

By appointment only

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Contact information:

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