

# Residential

**Coonan**  
PROPERTY



## 39 Chelmsford Manor, Celbridge, Co. Kildare

- Coonan Property presents this spacious, A-rated three-bedroom home located within the highly sought-after Chelmsford Manor development.
- The accommodation briefly comprises entrance hall, guest WC, spacious living room, open-plan kitchen/dining area, three generously proportioned bedrooms including a master ensuite, and a family bathroom.
- Superb attic space accessed via a folding ladder, offering excellent storage and potential for future conversion.
- Beautifully landscaped west-facing rear garden complete with patio area, lawn, and an array of mature trees and planting, providing a private and tranquil outdoor setting.
- Situated towards the end of a quiet cul-de-sac, the property is not overlooked to the front or rear and enjoys views over a well-maintained green area opposite.
- Conveniently located just 1.5km from Celbridge town centre, with shops, schools, public transport, Hazelhatch Train Station, and the M4 motorway all within easy reach.
- A superb family home offering space, comfort, and contemporary living in one of Celbridge's most desirable residential developments.

3 bedroom terrace  
home extending to  
approx. 98 sq.m  
(1,055 sq.ft)

Guide Price:

**€485,000**

Private Treaty

# Accommodation

**Coonan**  
PROPERTY

Entrance  
Hallway

**6m x 1.94m**

Porcelain tiled floor, two light fitting, coving, half panelled walls, under stair storage plumbed for washing machine.

Guest W.C.

**1.78m x 1.43m**

Porcelain tiled floor, feature wallpaper, w.c., w.h.b., vertical heated towel rail and light fitting.

Kitchen/  
Dining

**2.85m x 4.73m**

Porcelain tiled floor, fitted wall and floor units, fridge freezer, dishwasher, oven, hob, extractor fan, light fitting, light shade and plantation shutters.



# Accommodation

**Coonan**  
PROPERTY

**Living Room**     **3.7m x 4.85m**     Laminate flooring, French doors leading onto patio, roman blinds, curtains, light fitting and bespoke fitted cabinet/TV unit which is not included but negotiable.

---

**Landing**     **(2.6m x 2.15m) +  
(1.13m x 1.03m)**     Carpet, hot-press, light fitting and attic access via Stira ladder.

---

**Master Bedroom (Front)**     **3.6m x 4.87m**     Carpet, fitted wardrobes, light fitting and plantation shutters on two windows.



# Accommodation

**Coonan**  
PROPERTY

- 
- En-suite**      **1.27m x 2.61m**      Semi tiled walls, shower cubicle with monsoon shower head, w.c., w.h.b., shaving light, extractor fan and light fitting.
- 
- Bedroom 2 (Back)**      **2.58m x 3.33m**      Carpet, fitted wardrobes, light fitting and roman blinds.
- 
- Bedroom 3**      **3.33m x 2.18m**      Currently used as a dressing room. Easy to convert back to a bedroom. Carpet, roman blinds, light fitting, fitted wardrobes with rails and shelving.



# Accommodation

**Coonan**  
PROPERTY

## Bathroom

**2.24m x 1.71m**

Tiled flooring, semi tiled walls, bath, w.c., w.h.b., shaving light and extractor fan.

## Garden

Not overlooked.  
West facing rear garden with patio area, lawn area, mature planting and trees.



# Accommodation

**Coonan**  
PROPERTY

## **Additional Information:**

Gross internal floor area approx. 98sq.m  
Built in 2016  
High ceilings downstairs (2.68m)  
Not overlooked front or rear  
Designated parking in front of house  
Outside tap  
Outside lights

## **Services:**

Mains water  
Gas fire central heating

## **Items Included in sale:**

Fridge freezer, dishwasher, oven, hob,  
extractor fan, light fittings and blinds.



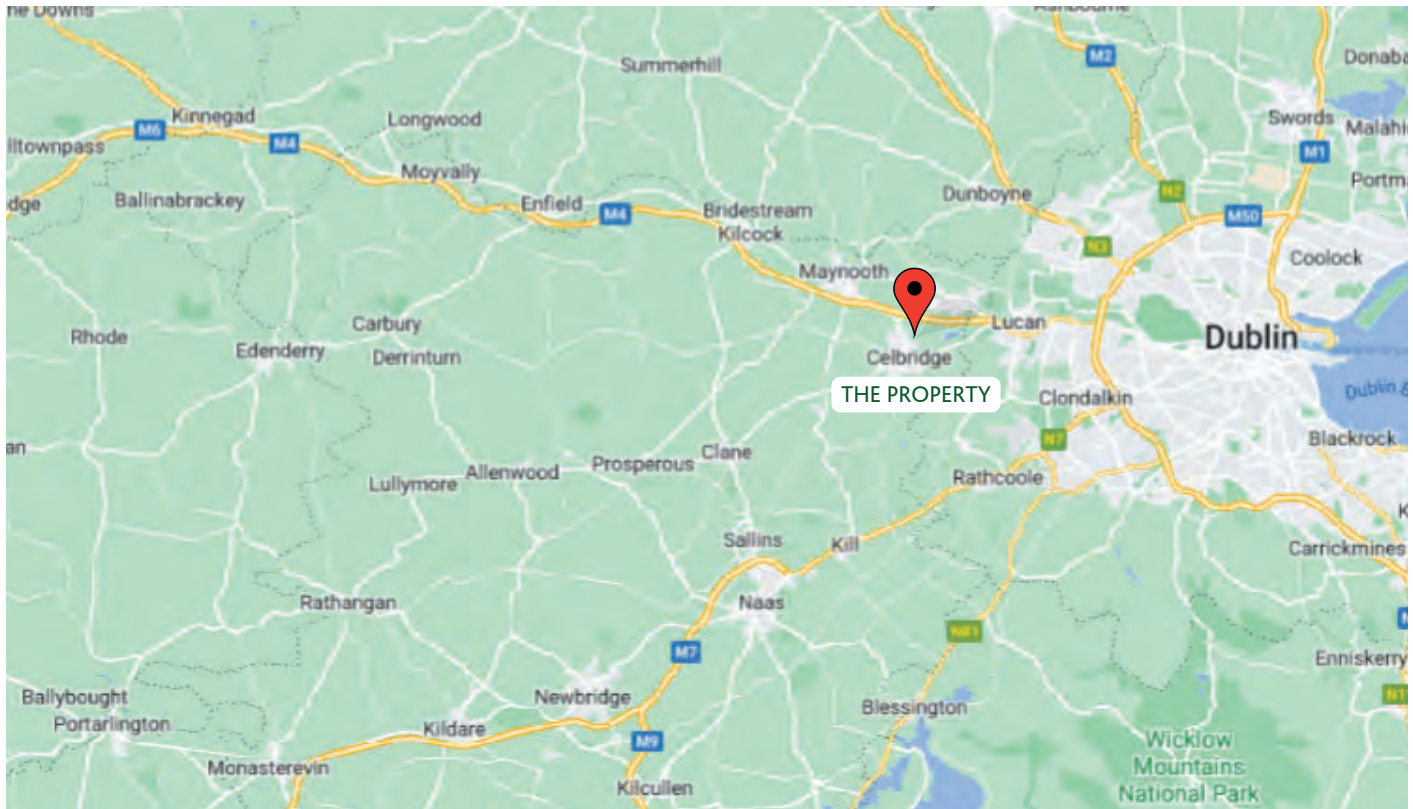
# Floor Plans

**Coonan**  
PROPERTY



# Directions

**Coonan**  
PROPERTY



## Directions

W23 A529

**BER**

**BER B**

## Viewing

By prior appointment at any reasonable hour.

**Coonan**  
PROPERTY

Contact Information:

Mick Wright

016288400

mickw@coonan.com

PSRA No.: 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm does not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.

**Coonan**  
FINANCIAL GROUP

Coonan Mortgage Group Limited t/a Coonan Financial Group is regulated by the Central Bank of Ireland. Registration No.: 431200

For all your mortgage needs contact:

Dermot Horan / Romana Anca

01 505 2718

admin@coonanmortgage.com

coonan.com