

Residential

Coonan
PROPERTY



Apt 2 Willow Avenue, Primrose Gate, Celbridge, Co. Kildare

- Coonan Property presents a superb two-bedroom ground floor apartment, ideally located just a short stroll from Celbridge Town Centre and Hazelhatch Train Station.
- The property is presented in turnkey condition and features an upgraded kitchen, south-facing terrace, a second rear terrace accessed from both bedrooms and two spacious double bedrooms with ample storage.
- Accommodation briefly comprises an entrance hallway, open-plan kitchen/dining/living area, two double bedrooms, main bathroom and additional storage.
- The property is likely to appeal to first-time buyers, those looking to downsize and investors alike.
- Primrose Gate is a highly regarded development, renowned for its landscaped green areas, mature planting and convenient proximity to a range of local amenities.
- Ideally situated within walking distance of Tesco Express, SuperValu, Hazelhatch Train Station, Celbridge Town Centre, local schools, shops and bus routes, with easy access to the M4 motorway.

2 bedroom ground
floor apartment
extending to approx.
65 sq.m (700 sq.ft)

Guide Price:

€295,000

Private Treaty

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Entrance
Hallway
(Including Hot
Press and
Storage

1.3m x 1.5m,
3.3m x 2.1m

Wooden flooring, hanging pendant light, alarm panel, storage with shelving and hot press with water pump.

Living Room/
Dining

5.4m x 4m

Wooden flooring, fitted light, curtains, blinds, gas boiler, thermostat and door leading onto front south facing balcony.



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Kitchen

2.4m x 2.1m

Wooden flooring, light fitting, tiled splash back, contemporary kitchen cabinets, integrated fridge/freezer, hob, dishwasher, washing machine, hob and extractor fan.

Bedroom 1

4.1m x 3m

Wooden flooring, fitted wardrobe, second separate wardrobe with drawers and vanity unit, light fitting, curtains, blinds and door leading onto rear balcony.

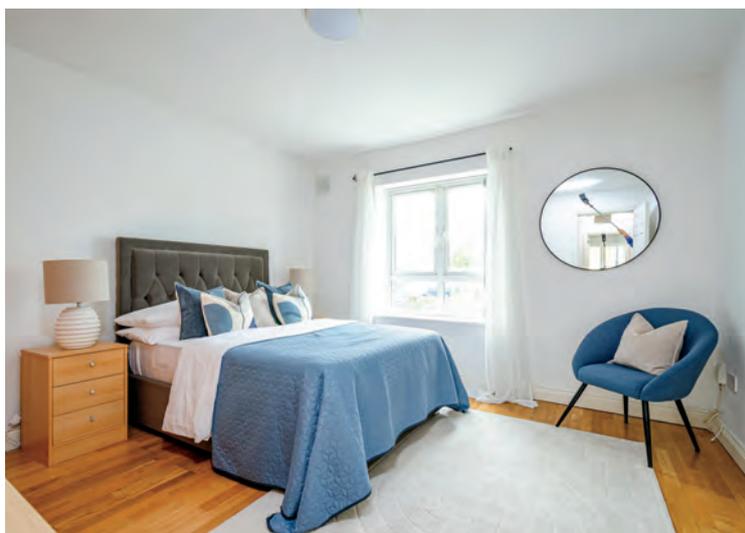


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Bedroom 2 **3.7m x 3.7m** Wooden flooring, fitted light, fitted wardrobe, curtains and blinds.

Bathroom **1.9m x 2.4m** Fully tiled, fitted light, w.c., w.h.b. with vanity unit, fitted toiletries cabinet with mirror and shaving light, second fitted cabinet, bathtub and extractor fan.



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Additional Information:

Gross internal floor area approx. 65 sq.m.
Built c.2005
Wired for alarm
Water pump
South facing rear balcony
Communal parking – more than enough space for all apartments
Management Fee – approx. €1400
Management charge covers refuse collection, communal area maintenance and block insurance
Previous rent - €1,900 p/month

Items Included in sale:

Integrated fridge/freezer, hob, dishwasher, washing machine, hob and extractor fan.

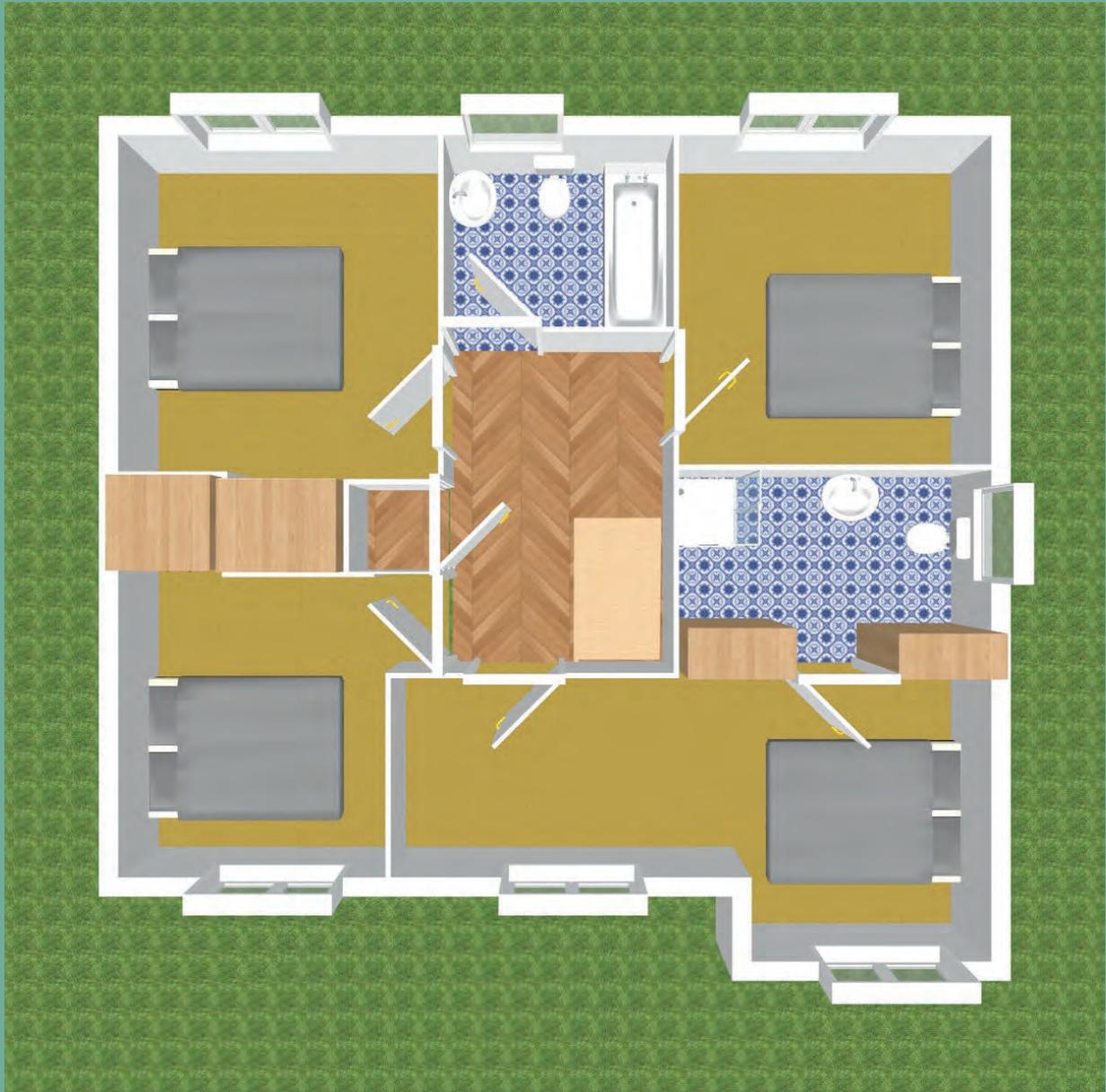
Services:

Gas fired central heating
Mains water



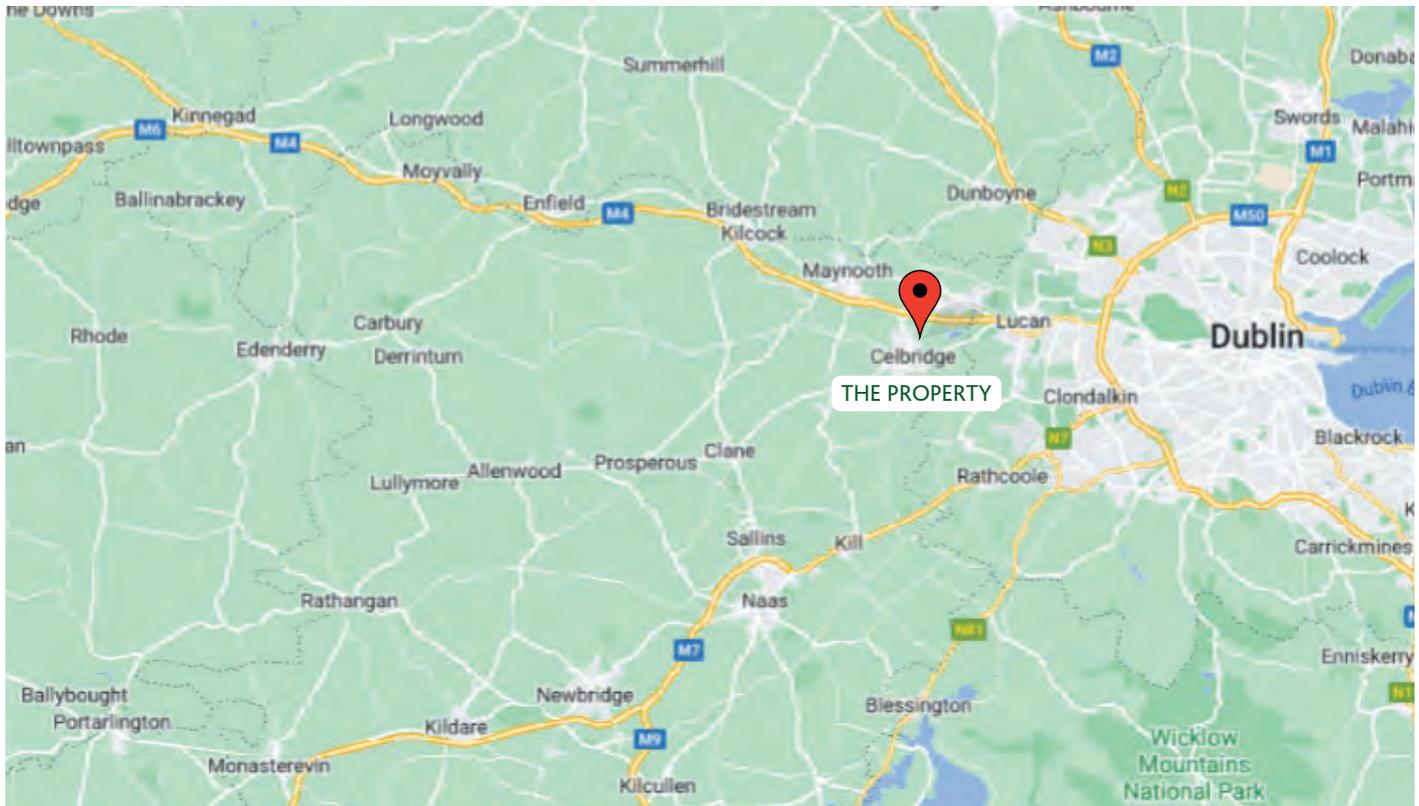
Floor Plans

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Directions

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Directions

W23 YW70

BER

BER C3

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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