



## 7 The View, St Wolstans Abbey, Celbridge, Co. Kildare.

- Super First Time Buyer home or may suit an astute investor with marvellous rent return
- Bright and exceptionally spacious modern 3 bed townhouse
- Located in prime residential estate with plenty of parking and private rear garden
- Excellent amenities in nearby Celbridge including public transport, schools & shopping
- Property extended over three floors with feature open plan kitchen/ dining
- Additional storage rooms in converted attic area

Guide Price:  
**€299,000**

Private Treaty

# Accommodation

<b>Entrance Hall</b>	1.78m x 6.20m	Coving, tiled floor, alarm panel, phone line, under stairs storage.
<b>Guest W.C</b>	1.40m x 2.60m	W.C & W.H.B
<b>Sitting Room</b>	4.82m x 5.01m	Coving, semi solid light oak floor, feature granite & marble fireplace with gas inset. Double French doors to rear south west facing garden.
<b>Kitchen</b>	5.40m x 3.20m	Modern shaker kitchen with fitted cream kitchen units, tiled floor, five ring gas hob, integrated oven, ceiling coving, well appointed open plan space with bright dining area.



# Accommodation

<b>Landing</b>		Carpet, hot-press with shelving, stairs to the attic/ storage.
<b>Bedroom 1</b>	4.5m x 3.82m	Fitted wardrobes, T& G floor.
<b>Ensuite</b>	1.25m x 3.40m	W.C & W.H.B, shower. Vanity mirror unit.
<b>Bedroom 2</b>	2.82m x 4.23m	Fitted wardrobes, T&G floor.
<b>Bedroom 3</b>	3.30m x 2.20m	Fitted wardrobe, T&G floor.
<b>Bathroom</b>	2.30m x 2.80m	W.C & W.H.B., bath, T & G floor, feature mirrored tiles over bath.
<b>Stairs to the attic</b>		Converted for storage
<b>Storage Room 1</b>	4.80m x 3.60m	T & G floor, two Velux windows, recessed light, TV point, storage.
<b>Storage Room 2</b>	3.8m x 1.90m	T&G floor, recessed lights.



# Additional Information

## Additional Information

- Built in 2003
- South west rear garden aspect and side entrance
- Security alarm
- DG PVC windows,
- Gas fired central heating
- Outside tap
- Newly installed steel shed with double doors measure 5m x 2.5m

## BER

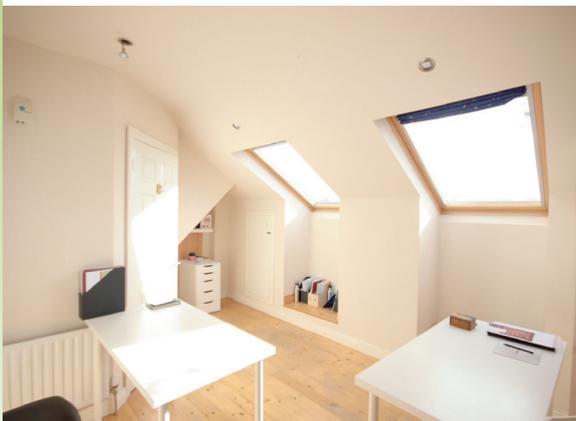
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## Included in the Sale

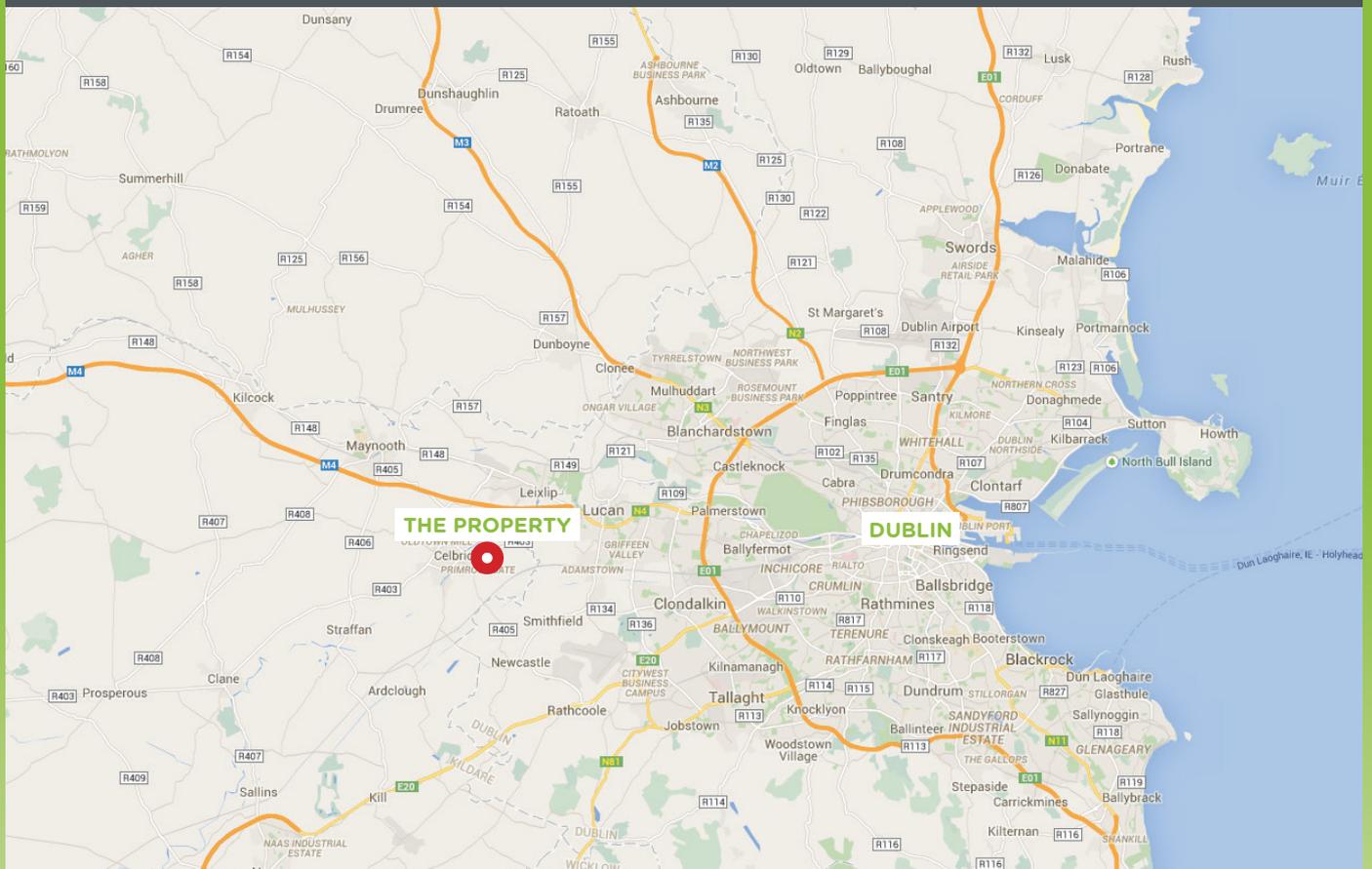
Fixtures & fittings.

## Viewing

By prior appointment at any reasonable hour.



# Directions



## Directions

From Celbridge town take Dublin Road proceed till traffic light at Super Valu shopping centre and turn right. Turn right again into St Wolstan's Abbey. Follow the road until you reach the View, and the property for sale is identified by our sale sign.

### REA Coonan

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