

Residential

Coonan
PROPERTY



5 Willow Drive, Primrose Gate, Celbridge, Co. Kildare

- Coonan Property presents a spacious 3-bedroom home in the highly sought-after Primrose Gate development
- This superb 3-bedroom semi-detached home extends to approximately 102 sq.m and is ideally located within walking distance of Celbridge Town Centre and Hazelhatch Train Station.
- Presented in excellent condition throughout, the accommodation comprises an inviting entrance hallway, a bright and spacious living room, an impressive open-plan kitchen/dining area, guest WC, three generously sized bedrooms (including a master with ensuite), and main bathroom.
- Exceptionally well-proportioned living space, with a large, light-filled living room leading into a substantial kitchen/dining area—ideal for modern family living and entertaining.
- Upstairs, all three bedrooms comfortably accommodate double beds.
- Extra-wide side entrance (over 3 metres), offering ample off-street parking and potential for further development (subject to planning).
- Set within the beautifully landscaped Primrose Gate development, residents enjoy access to abundance of well maintained green spaces

3 bedroom semi-detached home
extending to approx.
102 sq.m (1,108 sq.ft)

Guide Price:

€450,000

Private Treaty

Accommodation

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Entrance
Hallway

5.04m x 1.8m

Wood flooring, coving, light fitting, alarm panel and under stair storage.

Living Room

3.6m x 4.81m

Timber flooring, feature fireplace with granite hearth and electric fire insert, fire suitable for a gas fire insert or open fire, coving, curtains, blinds light fitting, TV point and double doors leading into dining area.

Kitchen/Dining

4.11m x 5.5m

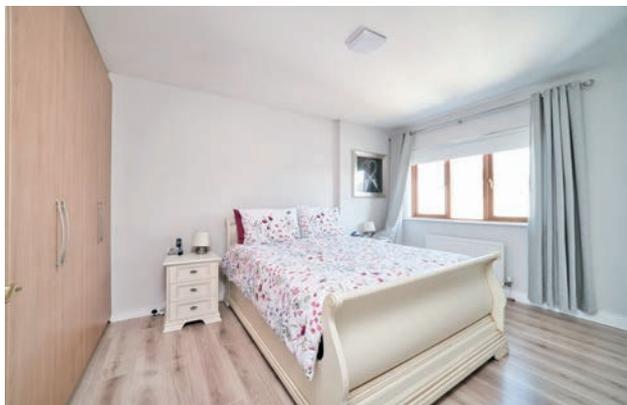
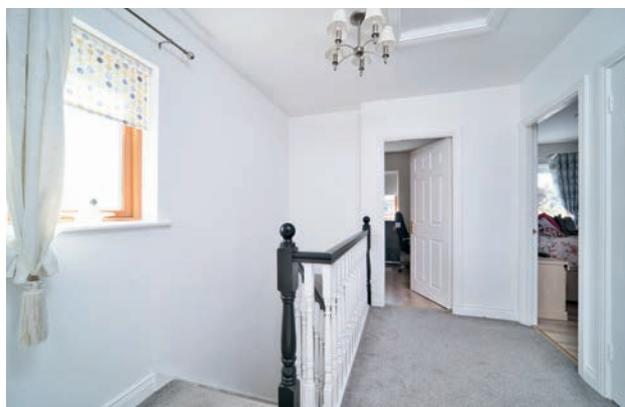
Porcelain tiled flooring, wall and floor units, island with breakfast bar and storage, hanging pendant lights and double doors leading onto patio area.



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Down Stairs W.C.	1.75m x 1.31m	Tiled flooring, w.c., w.h.b., light fitting and extractor fan.
Landing	2.66m x 3.1m	Carpet, attic access and hot-press.
Master Bedroom	3.5m x 4.3m	Laminate flooring, fitted wardrobes, TV point, curtains, blinds and light fitting.
En-suite	1.88m x 1.3m	Fully tiled, shower cubicle with electric Triton shower, w.c., w.h.b., light fitting and extractor fan.



Accommodation

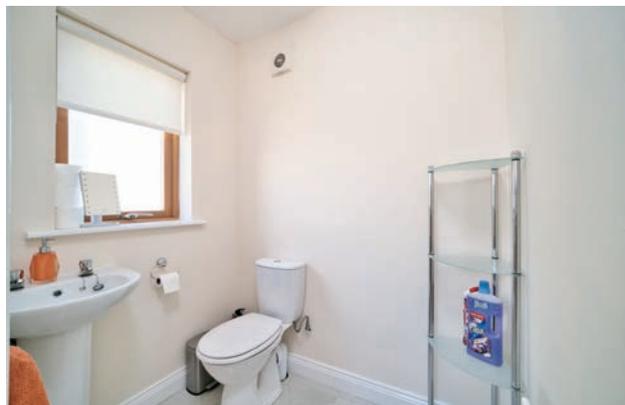
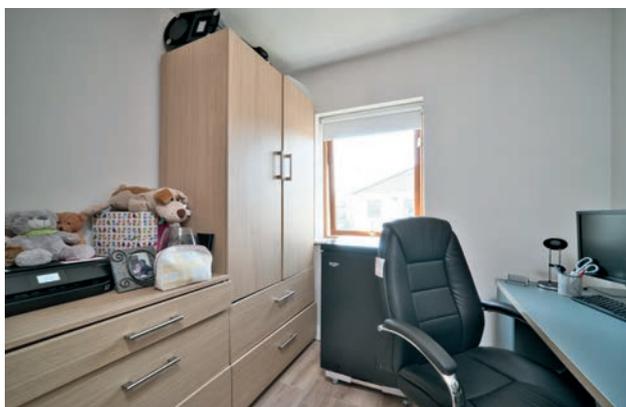
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Bedroom 2 **2.81m x 4.1m** Laminate flooring, curtains, blinds, light fitting and tv point.

Bedroom 3 **2.75m x 2.53m** Laminate flooring, fitted wardrobes and blinds.

Bathroom **1.67m x 1.86m** Fully tiled, w.c., w.h.b., bath with electric shower and shower curtain, extractor fan and light fitting.

Garden **9.72m x 9.33m** Sandstone patio area, timber shed.



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Additional Information:

Gross internal floor area approx. 102sq.m
(1,108sq.ft)
Recently fitted condensing gas boiler
Wide, gated side entrance (3m x 3m)
Outside tap
Pvc fascia and soffits
Off street parking

Items Included in sale:

Curtains, blinds and light fittings.

Services:

Mains water
Gas fire central heating

Location:

This highly desirable location offers unbeatable convenience, just a short stroll from Hazelhatch Train Station, Celbridge Town Centre, local schools, shops, bus stops, and with easy access to the M4 motorway for commuting.



Floor Plans

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