

# Residential

**Coonan**  
PROPERTY



## 11 The Meadows, Oldtown Mill, Celbridge, Co. Kildare

To register a bid on this property, please visit [coonanlive.com](https://coonanlive.com)

- Well-presented 3 bedroom end of terrace extending to approx. 98 sq.m (1,023 sq.ft)
- Accommodation comprises of hallway, Guest w.c, living room, kitchen/dining room, 3 bedrooms, one en-suite and family bathroom
- Ideally positioned overlooking a large green area
- Attic suitable for conversion
- Oldtown Mill is a hugely sought after development, conveniently located just a short walk from all local schools, shops and bus stops

3 bedroom  
end of terrace  
approx. 98 sq.m  
(1,023 sq.ft)

Guide Price:  
**€365,000**

Private Treaty

# Accommodation

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## GROUND FLOOR:

Entrance Hallway	1.87m x 5m	Carpet, alarm panel, phone point and light fitting.
Guest W.C.	1.58m x 0.77m	Laminate flooring, w.c., w.h.b., extractor fan and light fitting.
Living Room	3.88m x 5.16m	Carpet, feature fireplace with granite hearth and gas fired central heating, t.v. point, curtains and light fitting.





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Kitchen/Dining Room 3.14m x 5.2m

Tiled flooring, wall and floor units, tiled splashback, integrated oven, integrated electric hob, extractor fan, fridge freezer, washing machine, table & chairs, blind, light fittings and door leading to rear garden.



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## 1st FLOOR:

Landing	2.21m x 1.86m	Carpet, hot-press and light fitting.
Master Bedroom	5.16m x 3.72m	Carpet, fitted wardrobes, chest of draws, two bedside lockers, light fitting, curtains and blinds.
Ensuite		Fully tiled, shower cubicle with electric Triton shower, w.c., w.h.b. with vanity unit, light fitting and extractor fan.





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Bedroom 2	3.4m x 2.85m	Carpet, fitted wardrobes, two bedside lockers, curtains, blinds and light fitting.
Bedroom 3	2.18m x 2.3m	Carpet, fitted wardrobes, curtains, blinds and light fitting.
Bathroom	1.86m x 1.78m	Laminate flooring, bath with shower head and curtain, w.c., w.h.b., venetian blind and light fitting.







### Services:

Mains water  
Mains sewerage  
Gas fire central heating

### Additional Information:

Overlooking a green area  
Ample parking for 2 cars  
Side gate  
West facing rear garden  
Attic suitable for conversion

### Items Included in sale:

All appliances and furniture included in sale  
(excluding office chair and coffee table).



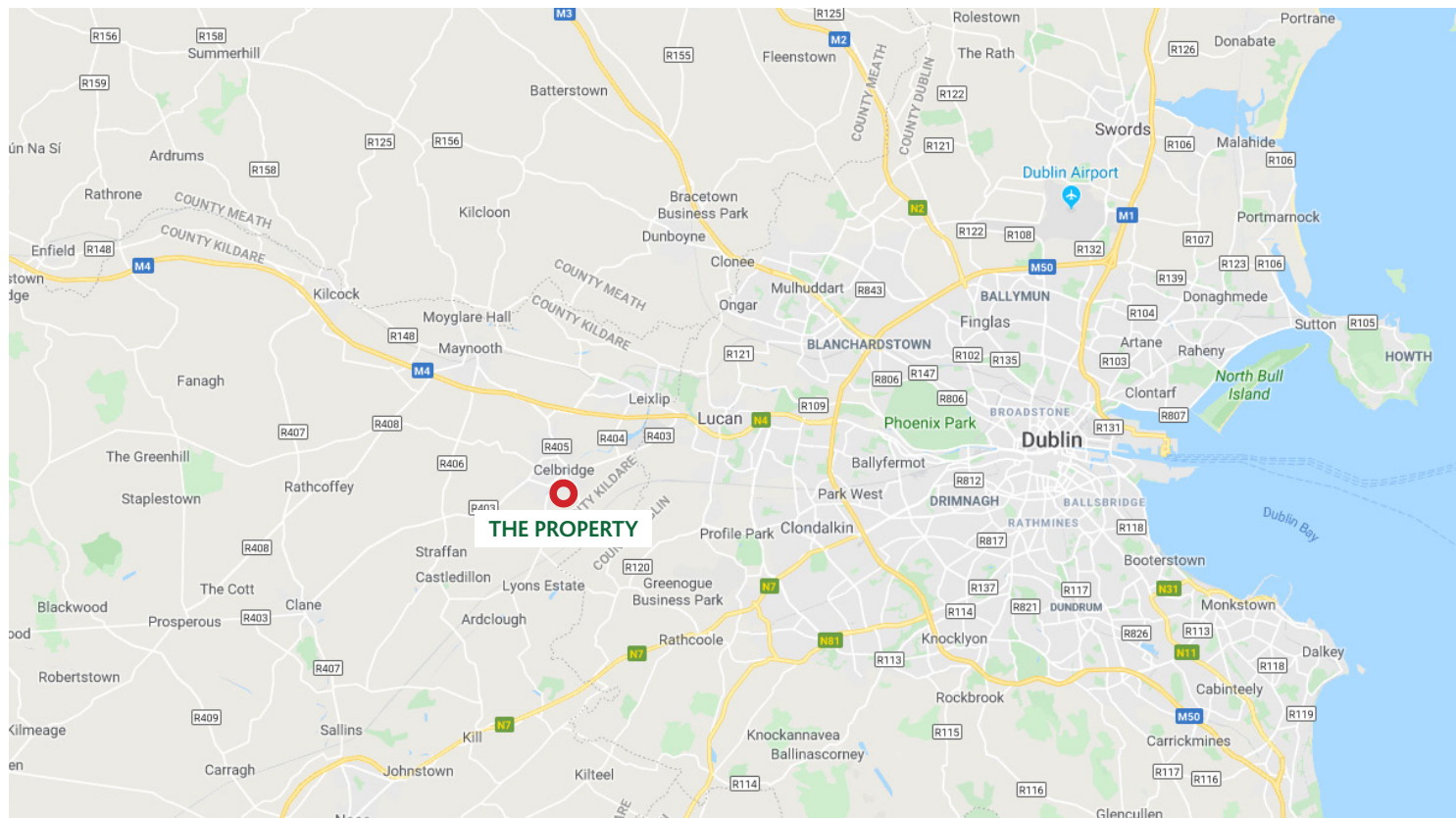
# Floor Plans

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# Directions

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## Directions:

Eircode  
W23YP99

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### Contact Information:

Sales Person  
Jill Wright  
016288400

## VIEWING

By prior appointment at any reasonable hour.

**BER** **BER** **C3**

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