



408A Ballyoulster, Celbridge, Co. Kildare.

- Private four bedroom family home
- Envidable cul de sac location
- Spacious site of approx. 0.5 acres
- Generous proportions throughout
- Approx. Area: 150 sq. m (1,612 sq. ft.)

Asking Price
€470,000

Private Treaty

Accommodation

Entrance Hallway	3.98m x 1.48m + 6.51m x 1.04m	With laminate floor and cloak room.
Sitting Room	3.75m x 8.2m	With marble open fireplace, coving, dual aspect, feature bay window, TV point, semi solid wood floors.
Kitchen/Dining Room	3.35m x 9.9m	Dual aspect kitchen with floor and wall units, tiled floor and splashbacks, plumbed for dishwasher, breakfast bar, 4 ring oven and hob, Stanley solid fuel cooking stove, TV point and feature bay window.
Sun Room	2.78m x 4.82m	With tiled floor, ceiling fan, double French door to the garden.
Utility	1.56m x 3.23m	With tiled floor, wall & floor units, pine panelled ceiling, plumbed for washing machine.



Accommodation

Guest W.C.	0.97m x 2.44m	With W.C., W.H.B., tiled floor, part tiled walls, frosted window.
Master Bedroom	3.18m x 3.91m	With laminate floors, built in wardrobes, TV point.
Bedroom 2	3.70m x 2.95m	With laminate floors, built in wardrobes, TV point.
Bedroom 3	2.62m x 2.70m	With laminate floors, TV point.
Bedroom 4	2.62m x 2.80m	With laminate floors and built in wardrobes, TV point.
Bathroom	3.29m x 1.78m	With W.C., W.H.B., bath and shower, fully tiled, pine panelled ceiling, frosted window.



Additional Information

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- Extends to approx. 150 sq. m (1,612 sq. ft.)
- Built 1982
- South / West aspect to rear
- Smoke alarms fitted
- Double glazed windows throughout
- PVC fascia and soffit
- OFCH
- Garage with electricity wiring and concrete floor
- Outside tap
- Off street car parking
- Cul-de-sac location

- Mains water & sewage
- 0.5 acre site

BER

BER D1

Included in the Sale

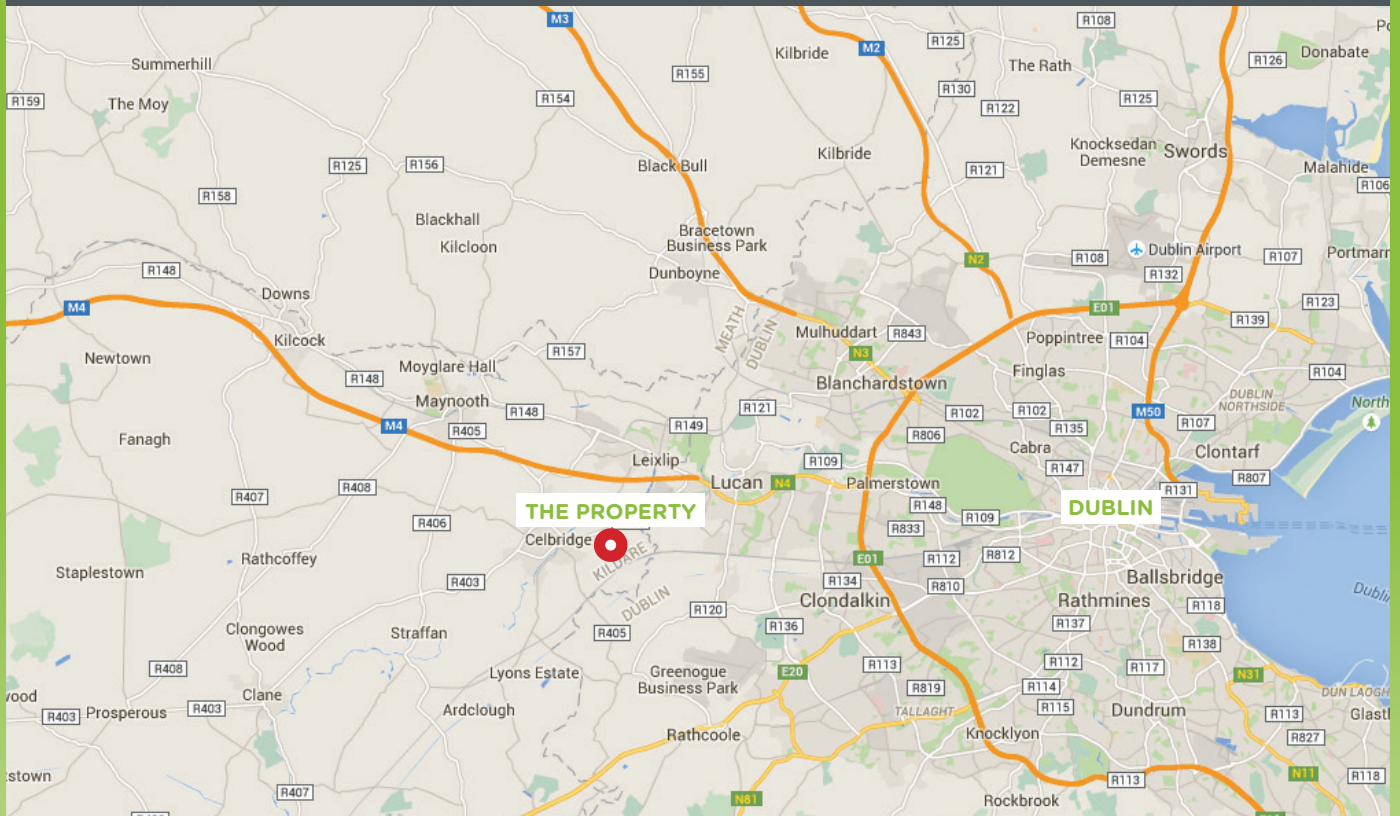
Fixtures and fittings.

Viewing

By prior appointment at any reasonable hour.



Directions



Directions

From Celbridge take the Dublin road for 1km. Passing the Graveyard on right hand side take the next turn right into Ballyoulster. Turn right at the green and at the second bend enter the laneway on the left hand side beside house number 408.

REA Coonan

Property House, Main Street, Maynooth, Co. Kildare

Tel: 01 6286128

Contact: Barry Flood

info@coonan.com

www.coonan.com

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Maynooth t: 01 6286128. Celbridge t: 01 6288400.

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