

# Residential

**Coonan**  
PROPERTY



## 4 The Dale, Celbridge, Co. Kildare

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

- Well-presented 3 bedroom mid terrace extending to approx. 89.5sq.m
- Accommodation comprises entrance hall, guest w.c, living room, kitchen/dining room, 3 bedrooms inc. master ensuite and family bathroom
- Presents in excellent decorative order and should leave very little for the new owner
- Large rear garden with space for further development
- Ideal for first time buyer, trade down or investment property
- Hazelhatch Park is located just a short walk from Celbridge town, Hazelhatch train station, schools and shops

3 bedroom  
mid terrace  
approx. 89.5sq.m

Guide Price:  
**€340,000**

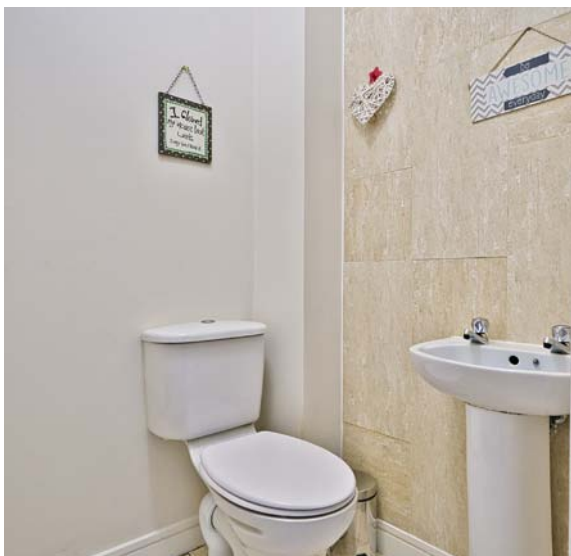
Private Treaty

# Accommodation

**Coonan**  
PROPERTY

## GROUND FLOOR:

Entrance Hallway	4.73m x 1.76m	Tiled flooring, coving, under stair storage, light fitting and carpet on stairs.
Guest W.C	1.24m x 1.45m	Tiled flooring, w.c., w.h.b., radiator cover, light fitting and extractor fan.
Living Room	3.5m x 5.2m	Semi solid flooring, stone feature fireplace with granite hearth, coving, t.v. point, recessed lights, curtains and blinds.



# Accommodation

**Coonan**  
PROPERTY

**Kitchen/Dining Room 3.37m x 5.18m**

Ceramic tiled flooring, wall and floor units, tiled splashback, oven, hob, extractor fan, washing machine, blinds, curtains and light fitting.



# Accommodation



## 1st FLOOR:

Landing	2.05m x 2.97m	Laminate flooring, attic access, hot-press and light fitting.
Master Bedroom	2.99m x 3.53m	Laminate flooring, fitted wardrobes, curtains, blinds and light fitting.
Ensuite	1.05m x 2.5m	Tiled flooring, shower cubicle, w.c., w.h.b., light fitting and extractor fan.



# Accommodation

**Coonan**  
PROPERTY

**Bedroom 2**

**3.32m x 3.85m**

Laminate flooring, fitted wardrobe, curtains, blinds and light fitting.

**Bedroom 3**

**2.6m x 2.55m**

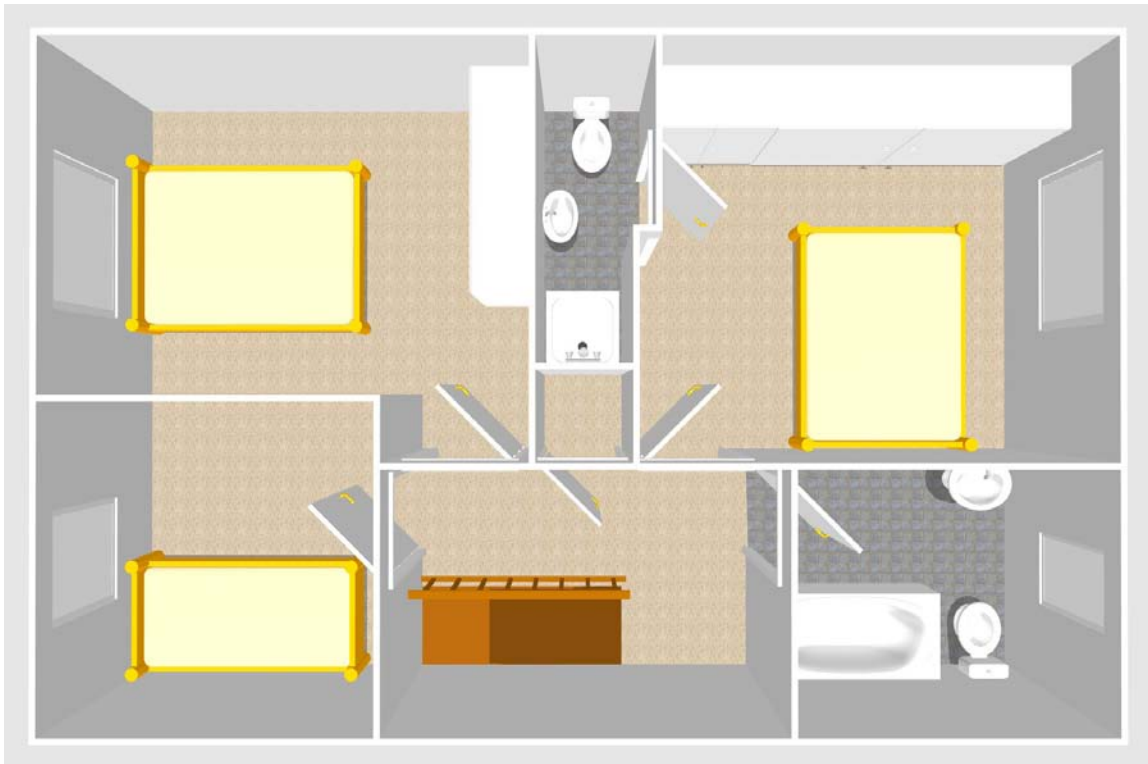
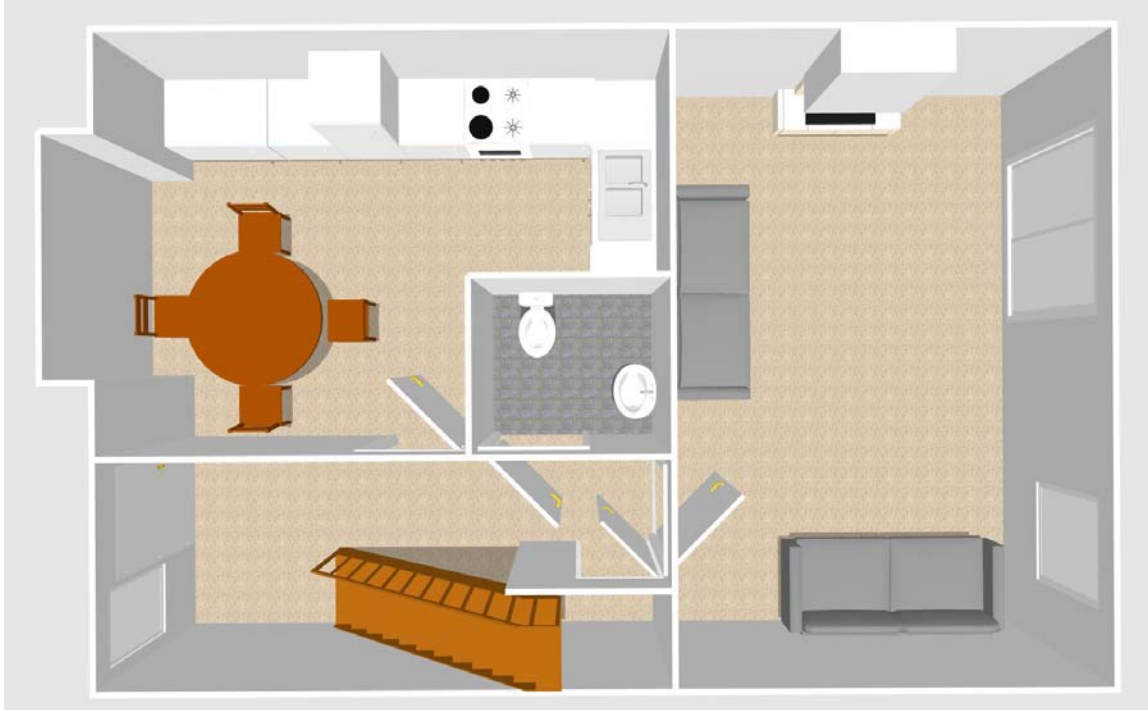
**Bathroom**

**2.5m x 1.95m**

Tiled flooring, half tiled walls, bath with shower screen, w.c., w.h.b., light fitting, extractor fan, mirror with shaving light and blind.



# Floor Plans





### **Additional Information:**

Overall size approx. 89.5sq.m  
Lawn garden (14.1m x 5.63m)  
Outside light  
Barna shed  
Drive with parking for 2 cars

### **Services:**

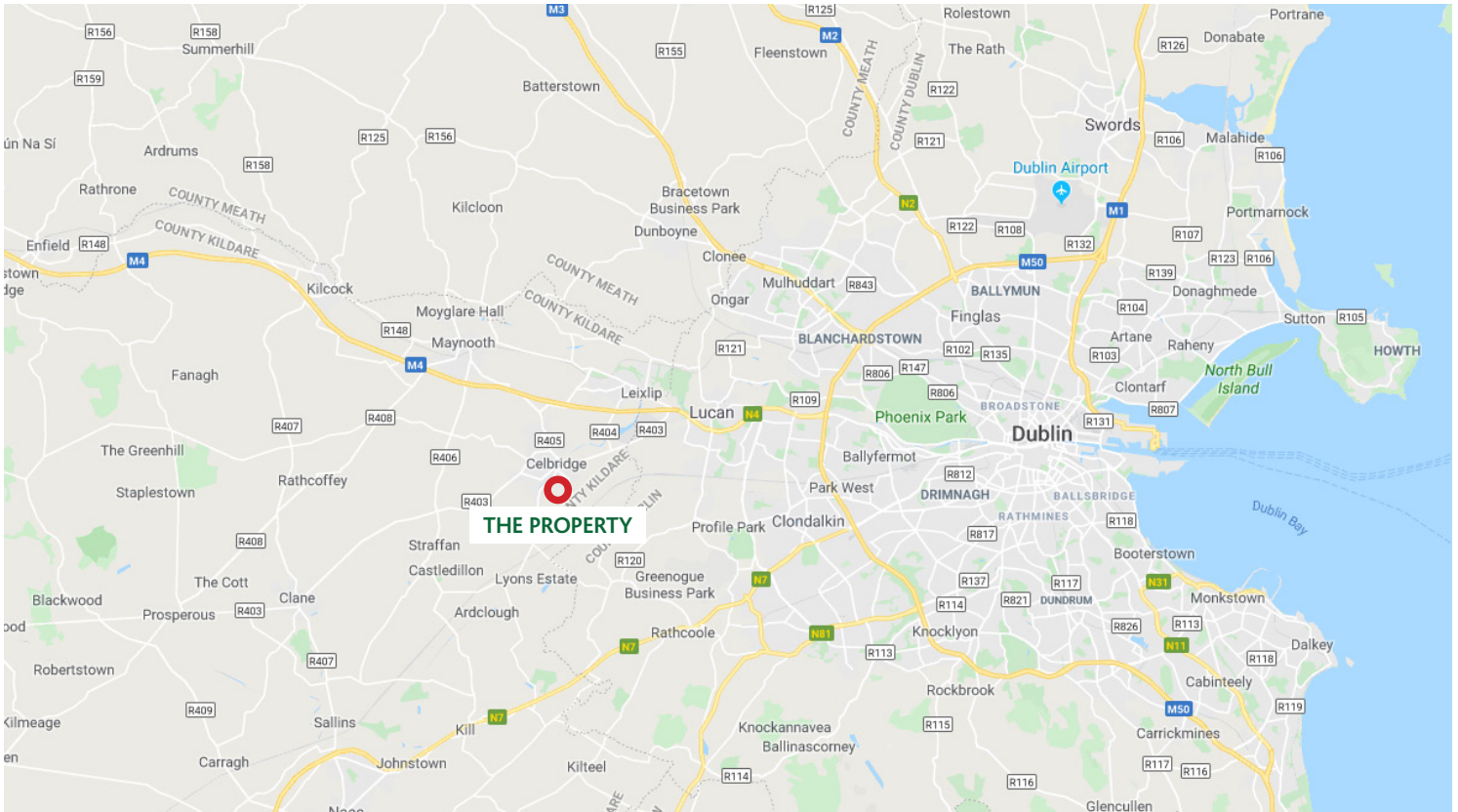
Mains water  
Mains sewerage  
Gas fire central heating

### **Items Included in sale:**

Mains water  
Mains sewerage  
Gas fire central heating

# Directions

**Coonan**  
PROPERTY



## Directions:

Eircode  
W23TD27

**Coonan**  
PROPERTY

### Contact Information:

Sales Person  
Mick Wright  
016288400

## VIEWING

By prior appointment at any reasonable hour.

BER **BER > C1**

**COONAN**  
PENSIONS & MORTGAGES

Coonan Pensions & Mortgages - Independent Brokers  
For the Best Mortgage Deal to Suit your Needs Call  
01 5052718 / [info@coonanmortgage.com](mailto:info@coonanmortgage.com)

Coonan Pensions & Mortgages is regulated by the Central Bank of Ireland.

PSRA registration no. 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.

From time to time the Coonan Property may email you information about services available within the Group that we think may be of interest to you. If you do not wish to receive such emails simply forward this email with "Opt out" in the subject line to [info@coonan.com](mailto:info@coonan.com)



[coonan.com](http://coonan.com)