

Residential

Coonan
PROPERTY



35 The Courtyard, St Raphael's Manor, Celbridge, Co. Kildare

- Superb two bedroom terraced house extending to approx. 82 sq.m (883 sq.ft), conveniently situated close to Celbridge Main Street
- Comprises a main hallway, living room, large open kitchen/dining/living area, two double bedrooms and main bathroom
- Presents in excellent condition throughout
- Large driveway with parking for 3 cars
- Low maintenance rear garden with patio and timber shed
- Conveniently located just a short walk from the L59/X27 bus stop and just 5 minutes into Celbridge Main Street and all of its many amenities
- Would suit a first time buyer or those looking to trade down to a smaller more manageable property

2 bedroom terraced
extending to approx.
82 sq.m (883 sq.ft)

Guide Price:

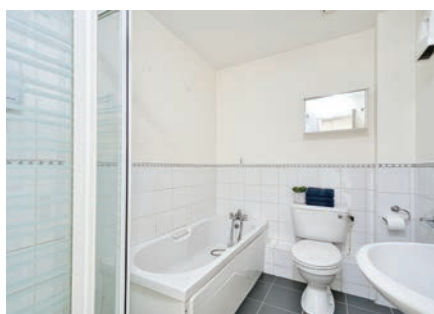
€335,000

Private Treaty

Accommodation

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Entrance Porch	1.63m x 1.41m	Laminate floors, coving and recessed lights.
Living Room	5.06m x 3.6m	Laminate floors, coving, feature fireplace with electric fire insert, TV point, curtain pole and blinds.
Kitchen/Dining	6.15m x 3.62m	Tiled floor, tiled splashback, shaker style fitted wall and floor units, stainless steel sink, oven, hob, extractor fan, light fittings and door leading out to rear garden
Lanidng	3.14m x 3.6m	Laminate floors, fitted wardrobes, curtains, blinds and light shade.
Bedroom 2	3.1m x 3.58m	Laminate floors, fitted wardrobes, curtains, blinds and light shade.
Bathroom	2.58m x 1.92m	Tiled floor, half tiled walls, shower cubicle with Triton T90zr electric shower, bath, w.c.,w .h.b., blow heater , extractor fan, shaving light and light fitting.



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Additional Information:

Gross internal floor area approx. 82sq.m (883 sq.ft)

Built c.1998

Double glazed windows

Large driveway, would fit 3 cars

PVC fascia and soffits

Garden

Patio area, timber shed, not overlooked.

Services:

Mains water

Electric storage heating

Items Included in sale:

Oven, hob, extractor fan, light fittings, curtains and blinds.



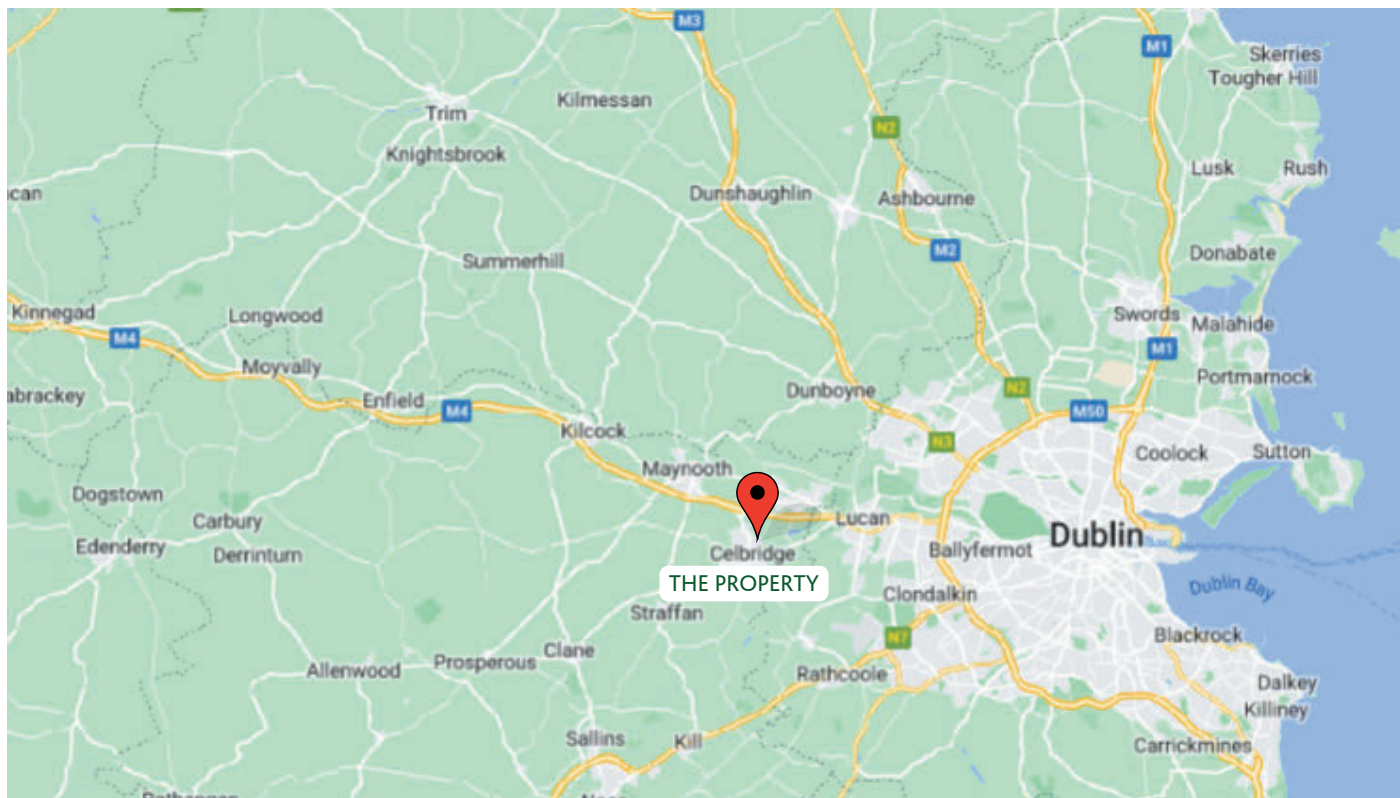
Floor Plans

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Directions

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Directions

W23 CD62

BER

BER D1

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Contact Information:

Mick Wright

01628 8400

mickw@coonan.com

Viewing

By prior appointment at any reasonable hour.

PSRA No.: 003764.

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For all your mortgage needs contact:

Shane Robinson

01 505 2718

admin@coonanmortgage.com

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