

Residential

Coonan
PROPERTY



22 Castlevillage Crescent, Celbridge, Co. Kildare

To register a bid on this property, please visit coonanlive.com

- Superb 3 bedroom semi-detached bungalow
- Presented in excellent condition and tastefully maintained by current owners
- Includes a recently fitted contemporary kitchen and appliances
- Fantastic opportunity to secure a super bungalow in prime location with scope to extend
- Located close to excellent amenities including schools, shopping and public transport
- Sunny west facing rear garden not overlooked, and large side entrance

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3 bedroom
semi-detached
bungalow
approx 950sq.ft
(88.2sq.m)

Guide Price:
€295,000

Private Treaty

Accommodation

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GROUND FLOOR:

Entrance Hallway	1.13m x 2.48m	Laminate wood flooring, light fitting, coving, and storage closet.
Sitting Room	3.78m x 5.1m	Laminate wood flooring, coving, and TV point. Feature fireplace with marble surround and hearth, light fitting, bay window.



Accommodation

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Inner Hall

3.55m x 1.0m

Laminate wood flooring, coving, and light fitting.

Kitchen/ Dining

3.17m x 4.6m

Porcelain tiled, coving, recessed lights, shaker style kitchen, oven, fridge-freezer, dishwasher, extractor fan, TV point, gas boiler.



Accommodation

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FIRST FLOOR:

Bedroom 1	3.5m x 3.02	Carpet, TV point, coving, curtains.
Bedroom 2	2.52m x 3.28m	With laminate wood flooring.
Bedroom 3	2.52m x 2.52m	With laminate wood flooring, curtains, light fitting.
Bathroom	2.7m x 4.0m	Fully tiled, wet room style shower, w.c. & w.h.b. extractor fan, chrome heated shower rail.





Services:

Gas central heating
Mains water
Mains sewage

Items Included in sale:

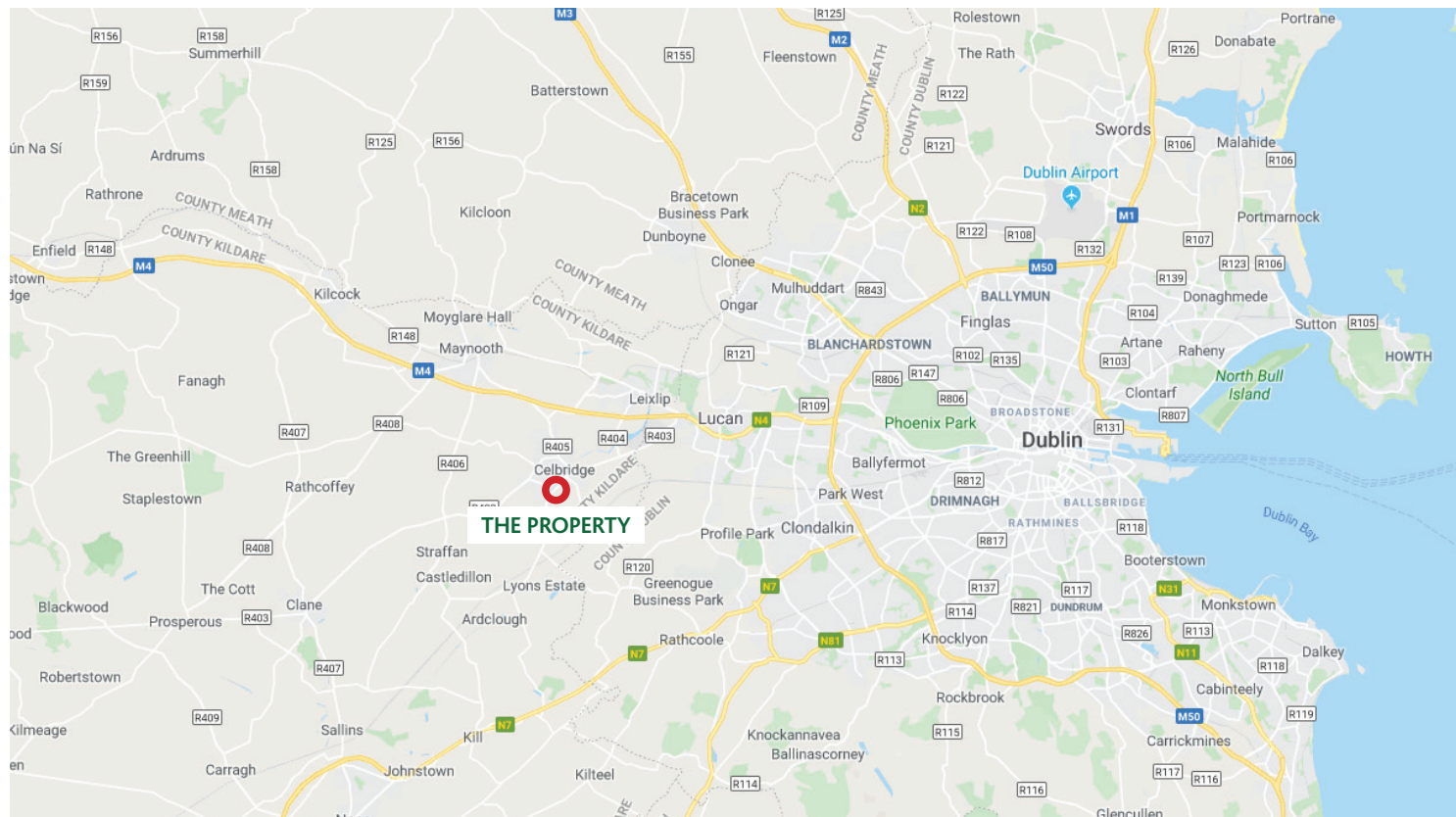
Oven, fridge- freezer, dishwasher & extractor fan,
ceramic hob and washer/dryer

Additional Information:

Approx. internal size: 950sq.ft (88.2sq.m)
Double glazed windows throughout
Quiet cul-de-sac
Off street parking for 2-3 cars
Large side entrance
Garden shed
West facing rear garden
Good size front lawn with flower beds
Large rear garden 12m x 8m
Barna shed
Security lights

Directions

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Directions:

From Main Street, Celbridge take the Maynooth Road. Turn left after Aldi supermarket and then first right into Castlevillage. Castlevillage Crescent is the 6th road to the right and no. 22 is on your left hand side identified by our FOR SALE sign.

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Contact Information:
Sales Person
Mick Wright
mickw@coonan.com
01 6288400

VIEWING

By prior appointment at any reasonable hour.

BER

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