

# Residential

**Coonan**  
PROPERTY



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

- Beautifully presented 3 bed semi extending to c. 1,050 sq. ft.
- The property sits on a generous site facing a well maintained green area
- Large South facing back garden and parking for two cars with lawn to the front
- Recent improvements include a new gas boiler, venetian blinds and carpets
- Oldtown Mill is a hugely sought after development, ideally located just a short walk from all local schools, shops and bus stops

**Beautifully  
presented  
3 bed semi**

Extending to  
c. 1,050 sq. ft.

Guide Price:

**€325,000**

**Private Treaty**

# Accommodation

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Entrance Hallway

**8.75m x 1.82m**

Porch area with new A rated double glazed door, laminate wood flooring, light fitting, telephone point, alarm panel & under stairs storage.

Guest W.C.

**.81m x 1.57m**

Lino flooring, W.C., W.H.B., light fitting & window with blind.

Living Room

**5.16m x 3.62m**

Laminate wood flooring, light fitting, venetian blinds, curtain pole, fireplace with slate surround and heart with open fire & T.V. point.

Kitchen

**3.4m x 5.54m**

Lino on floor, fitted wall & floor units, new oven & hob, extractor fan, built in washing machine, dryer, wine rack, blackout roller blind & two light fittings.



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Landing	<b>3m x 2.06m</b>	Carpet on floor, folding Stira stairs leading to attic, window with blind, all new carpet on stairs and landing, access to hot-press with new emersion and insulated cylinder.
Master Bedroom	<b>3.87m x 3.22m</b>	Tongue & groove wood flooring, black out blinds, light fitting, fitted wardrobes & T.V. point.
En suite	<b>2.21m x 1.6m</b>	Shower cubicle with Triton T90z electric shower, W.C., W.H.B., light fitting, extractor fan and window with blind.
Bedroom 2	<b>3m x 4m</b>	Tongue & groove wood flooring, light fitting, venetian blinds & fitted wardrobes.
Bedroom 3	<b>2.83m x 2.24m</b>	Carpet on floor, fitted wardrobes, light fittings & venetian blinds.
Main Bathroom	<b>1.74m x 2.2m</b>	Lino on floor, W.C., W.H.B., bath with shower screen and tiled around bath area.



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## Additional Information

- Gas fired central heating
- Double glazed windows
- Fully alarmed
- South facing back garden with a deck area measuring 18m x 7.54m
- PVC fascia and soffit
- Maintenance free exterior
- Outside tap
- Side entrance with new gate
- Facing onto a green area
- Drive way for two cars
- Off street parking
- Small lawn area to front

## Included in sale

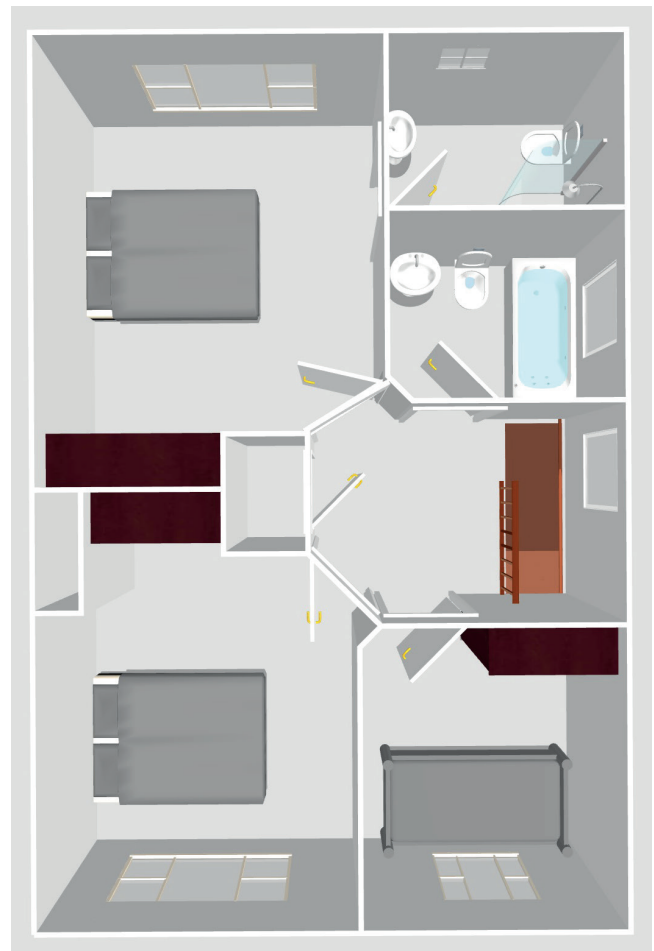
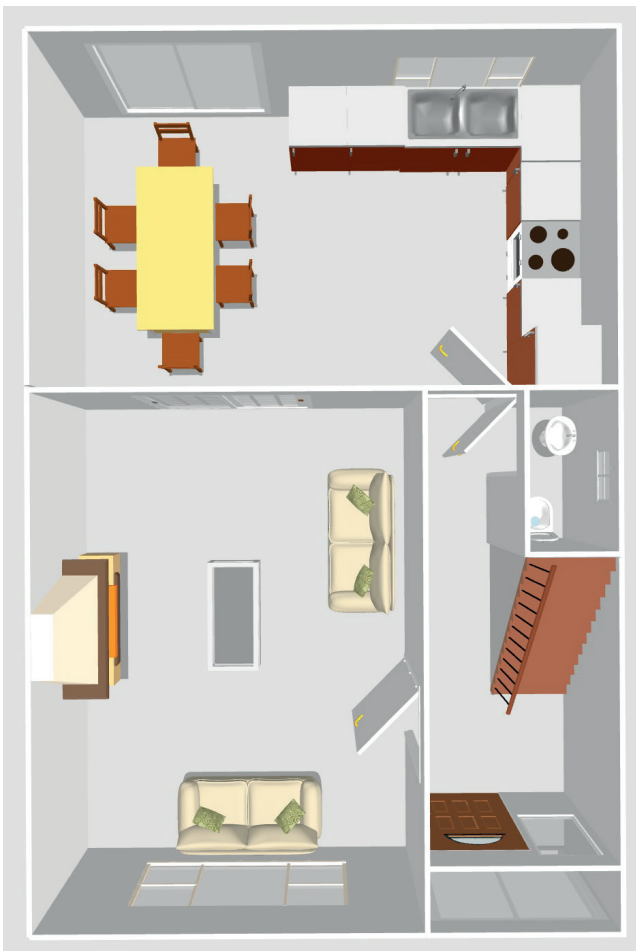
All venetian blinds, new cooker & hob & extractor fan.

## Viewing

By prior appointment at any reasonable hour.

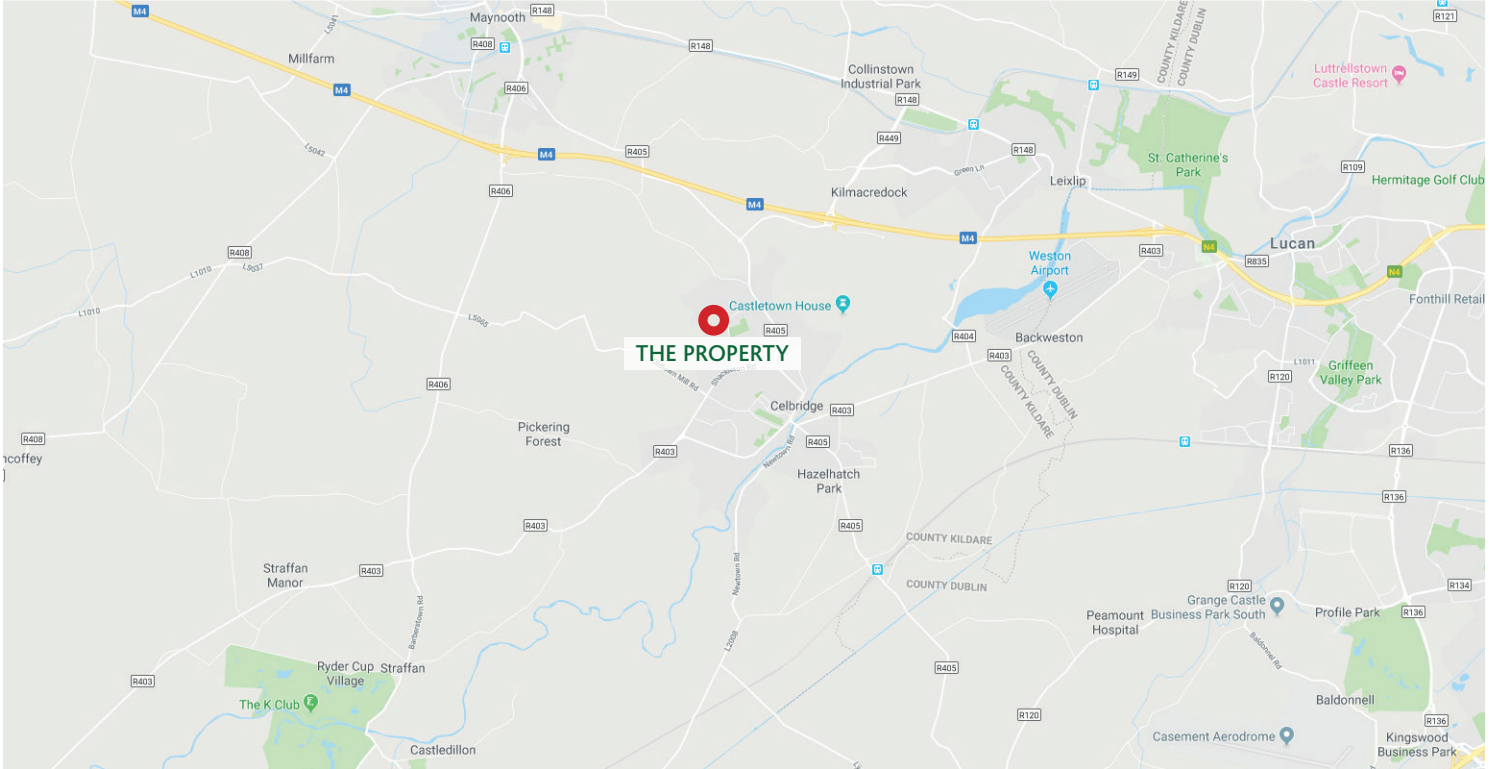
**BER**

**BER D1**



# Directions

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## Directions

Eircode W23 CY53

Coming from the M4/N4 take the Celbridge West/Junction 6 exit off the motorway and follow signs for Celbridge on the R405. Turn right before Tesco and continue for approx. 1km, Oldtown Mill is on the right hand side. Take the fourth right turn and immediately right again, 45 The Meadows, is straight ahead.

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### Contact Information

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