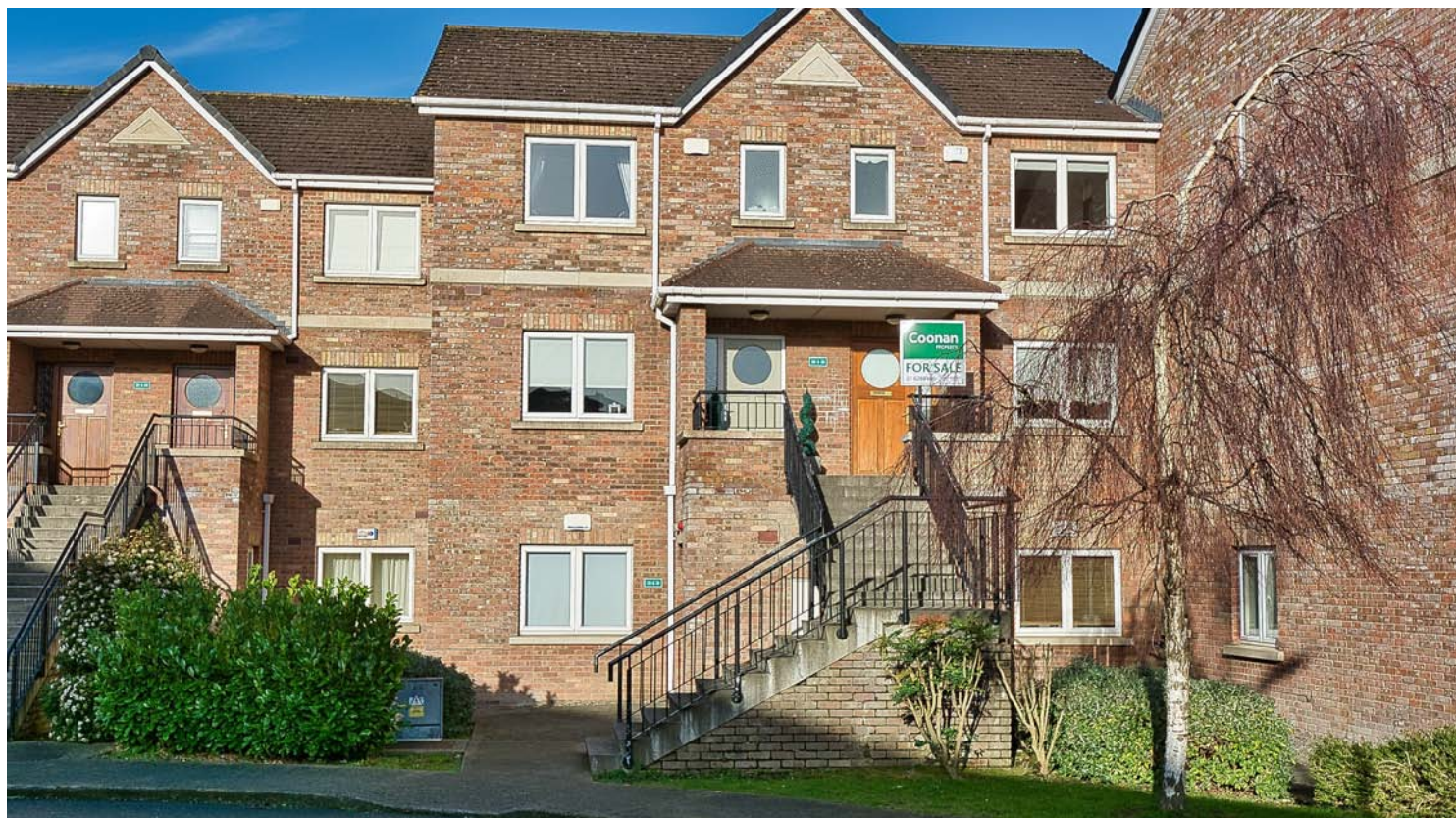


# Residential

**Coonan**  
PROPERTY



## 32 The Crescent, St Wolstans Abbey, Celbridge, Co. Kildare

- Superb 3-bedroom duplex extending to approx. 95sq.m in an excellent location
- Comprises of hallway, w.c., living room, kitchen/dining room, master bedroom with an ensuite, two bedrooms and main bathroom
- Ideal starter home for first time buyer or investors
- St. Wolstan's Abbey is close to Celbridge Main Street and all of its amenities, including Super Valu ,Tesco Express both only a stone throw away
- The location is well serviced by both Bus Eireann & Dublin bus and Hazelhatch train station only a few minutes' walk aw

3 bedroom  
Duplex  
approx. 95sq.m

Guide Price:  
**€285,000**

Private Treaty

# Accommodation

**Coonan**  
PROPERTY

## GROUND FLOOR:

Entrance Hallway	5.63m x 1.9m	Laminate flooring, coving, under stair storage and light fitting.
Guest W.C.	1.5m x 1.6m	Lino flooring, extractor fan, w.c., w.h.b. and light fitting.
Kitchen/ Dining Room	2.76m x 5.97m	Laminate flooring, fitted wall and floor units, coving, light fitting, blinds, oven, hob, extractor fan, washing machine and fridge freezer.



# Accommodation

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PROPERTY

Kitchen/ Dining

**2.76m x 5.97m**

Laminate flooring, fitted wall and floor units, coving, light fitting, blinds, oven, hob, extractor fan, washing machine and fridge freezer.

Living Room

**4.28m x 4.75m**

Laminate flooring, light fitting, coving, t.v. point, fireplace with electric fire insert and sliding doors leading out to balcony (1.54m x 4.92m).



# Accommodation

**Coonan**  
PROPERTY

## 1st FLOOR:

Landing	2.05m x 3.35m	Carpet, hot-press and light fitting.
Master Bedroom	3.66m x 4.1m	Laminate flooring, fitted wardrobes, light fitting and blinds.
Ensuite	1.57m x 1.9m	Tiled flooring, shower cubicle with Triton electric shower, w.c., w.h.b., saving light with socket and light fitting.



# Accommodation

**Coonan**  
PROPERTY

Bedroom 2	2.57m x 3.8m	Laminate flooring, fitted wardrobes, light fitting and blinds.
Bedroom 3	2.74m x 2.25m	Laminate flooring, fitted wardrobes, light fitting.
Bathroom		Tiled flooring, partially tiled walls, bath with shower screen and electric shower, w.c., w.h.b., shaving light, mirror and light fitting.





### Services:

Mains water  
Mains sewerage  
Gas fire central heating

### Items Included in sale:

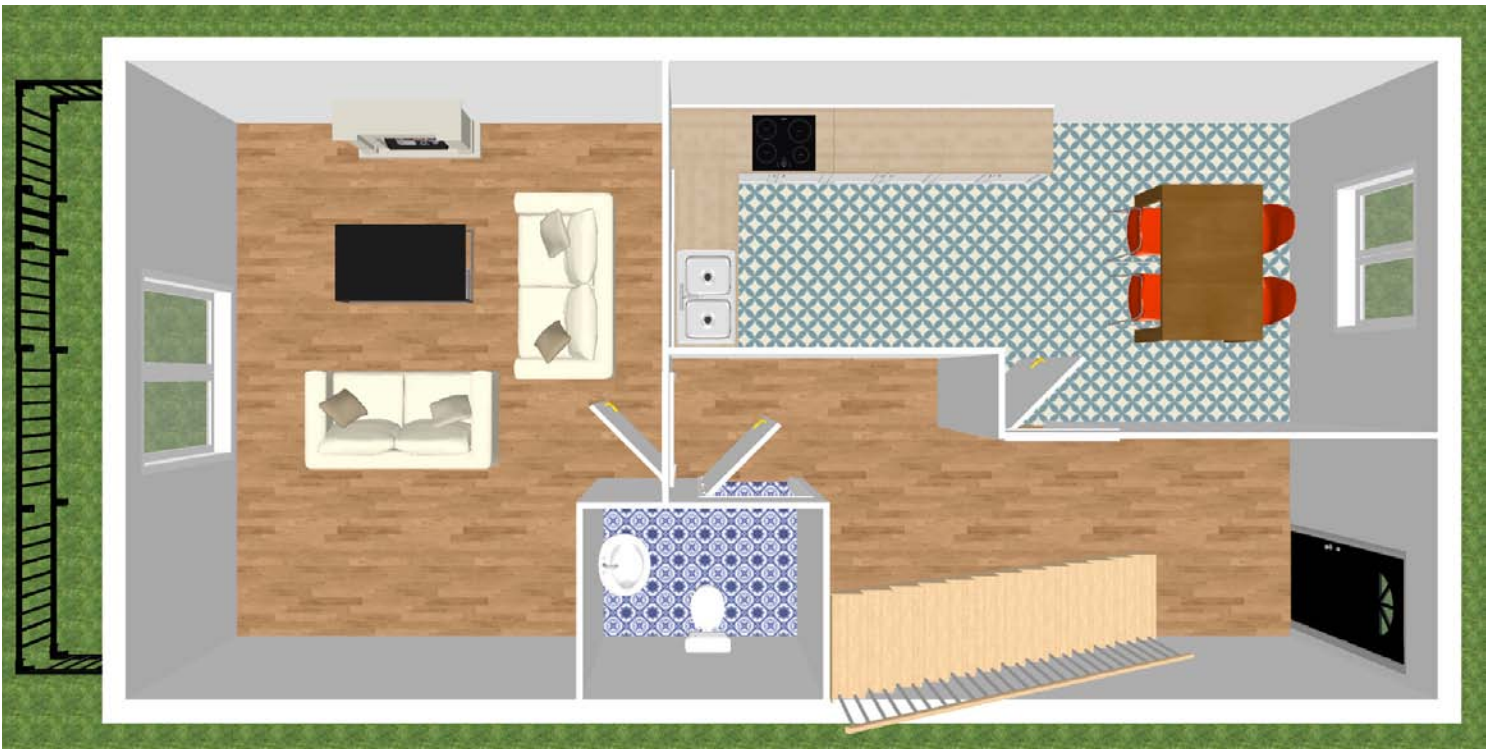
Light fitting, blinds, oven, hob, extractor fan,  
washing machine and fridge freezer.

### Additional Information:

Overall size 95sq.m (1022sq.ft)  
Management Fees approx. €1,500 per annum  
Previous Rent €1200 per month  
Fully alarmed  
Own door access  
Outside parking

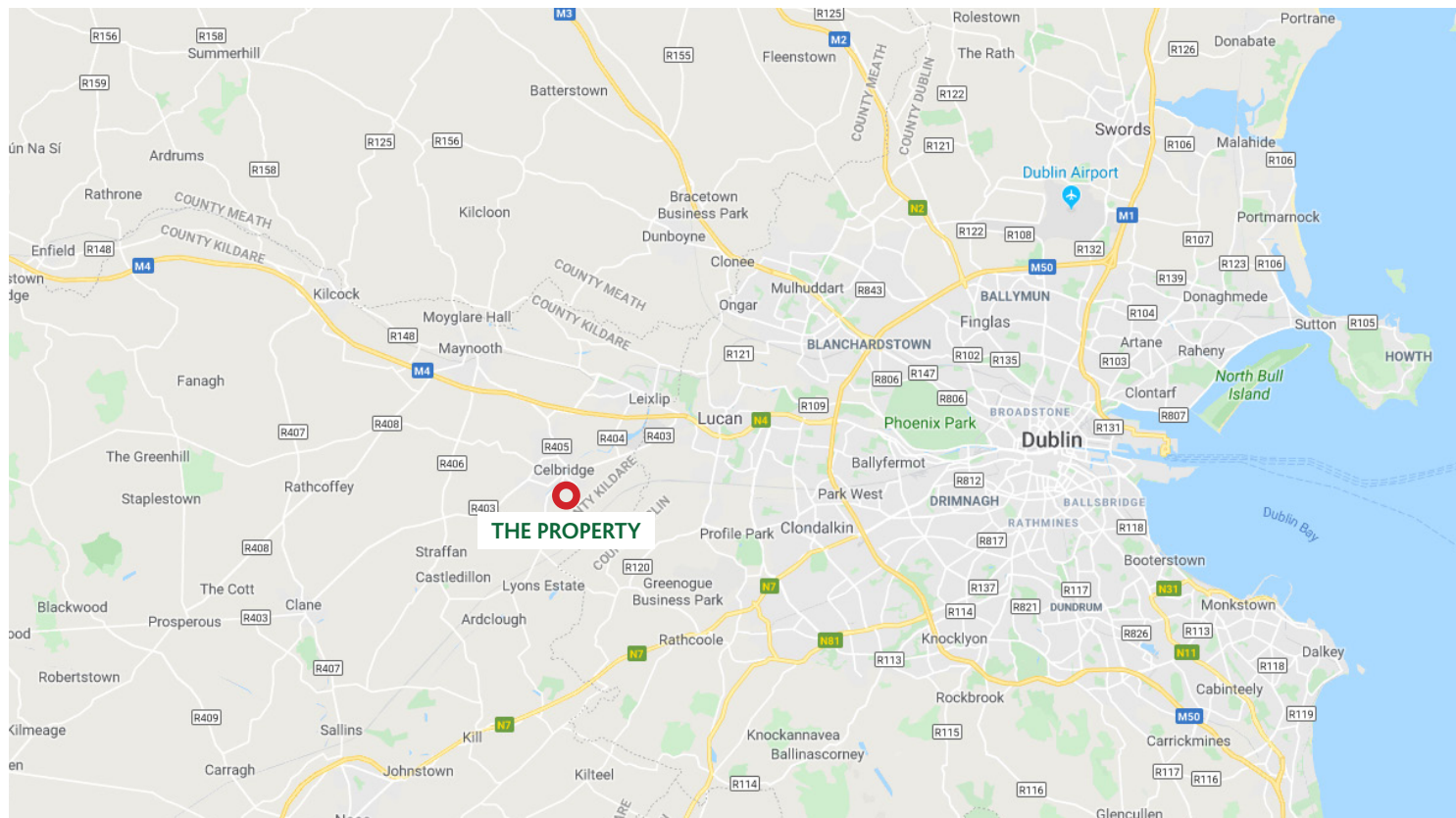
# Floor Plans

**Coonan**  
PROPERTY



# Directions

**Coonan**  
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## Directions:

Eircode  
W23 E30H

**Coonan**  
PROPERTY

### Contact Information:

Sales Person  
Mick Wright  
016288400

## VIEWING

By prior appointment at any reasonable hour.

**BER TBC**

**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)

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