

Residential

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COONAN



55 Beatty Grove, Celbridge, Co. Kildare.

- Superb 4/5 bedroom semi-detached property
- Extended & presented in show house condition
- Popular family location in well-established residential estate
- Located in quiet cul de sac.

Guide Price:
€399,000

Private Treaty

Maynooth t: 01 6286128. Celbridge t: 01 6288400.

www.coonan.com

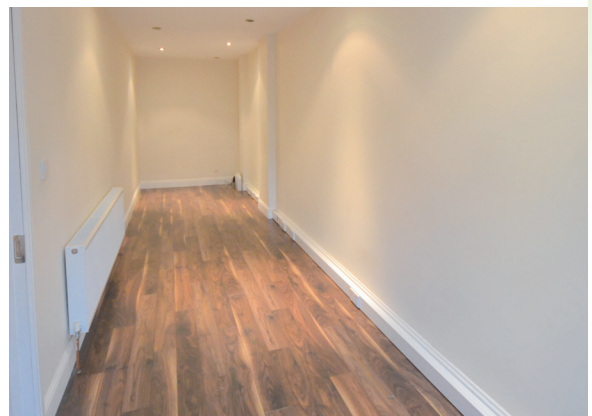
Accommodation

| | | |
|------------------------|----------------------|---|
| Entrance Hall | 6.40m x 1.71m | Porcelain tiles, alarm panel, phone point, coving, PVC front door, under stairs storage. |
| Guest Toilet | | Tiled floor & splash back, vanity light, W.C. & W.H.B. |
| Living Room | 3.40m x 5.15m | Wood floor, TV point, coving, phone point, dimmer light, marble open fire fireplace, centre piece, double doors to ... |
| Kitchen/ Dining | 7.40m x 5.10m | Modern fitted kitchen units with centre island/breakfast bar, porcelain tiles, Velux window, recessed lights, integrated dishwasher, hob, oven & extractor fan. Double French doors to rear garden. |



Accommodation

| | | |
|--|----------------------|---|
| Utility Room | 4.99m x 1.91m | Door to rear garden, plumbed for washing machine & dryer, recessed lights, porcelain tiles, Velux window. |
| Office/ Family Room/ Play Room/ 5th Bedroom | 8.60m x 1.93m | Wood floor, recessed lights, phone point. |
| First Floor | | Shelved hotpress, fitted carpet & attic access. |
| Master Bedroom | 3.85m x 4.08m | Fitted wardrobes, wood floor. |
| Ensuite | 1.76m x 2.24m | Fully tiled, shower, W.C. & W.H.B. with vanity unit, recessed lights. |
| Bedroom 2 | 4.79m x 1.93m | Wood floor & recessed lights. |
| Ensuite | | Tiled floor & shower area. Triton shower, W.C. & W.H.B. |
| Bedroom 3 | 4.27m x 2.80m | Fitted wardrobes, wood floor. |
| Bedroom 4 | 2.71m x 2.41m | Fitted wardrobes, wood floor. |
| Family Bathroom | 2.32m x 2.00m | Fully tiled, feature Jacuzzi bath, W.C. & W.H.B., recessed lights, heated towel rail. |



Additional Information

Additional Information

- Include overall size of house c.170 sq.m. (1830sq.ft)
- Steel shed in rear garden
- Oil fired central heating
- Low maintenance garden with raised beds
- Quiet cul de sac
- Double glazed windows & doors
- Extended and refurbished

BER

C2 BER No.109546150 Energy Performance Indicator:195.25 kWh/m²/yr

Included in the Sale

Fixtures and fittings.

Viewing

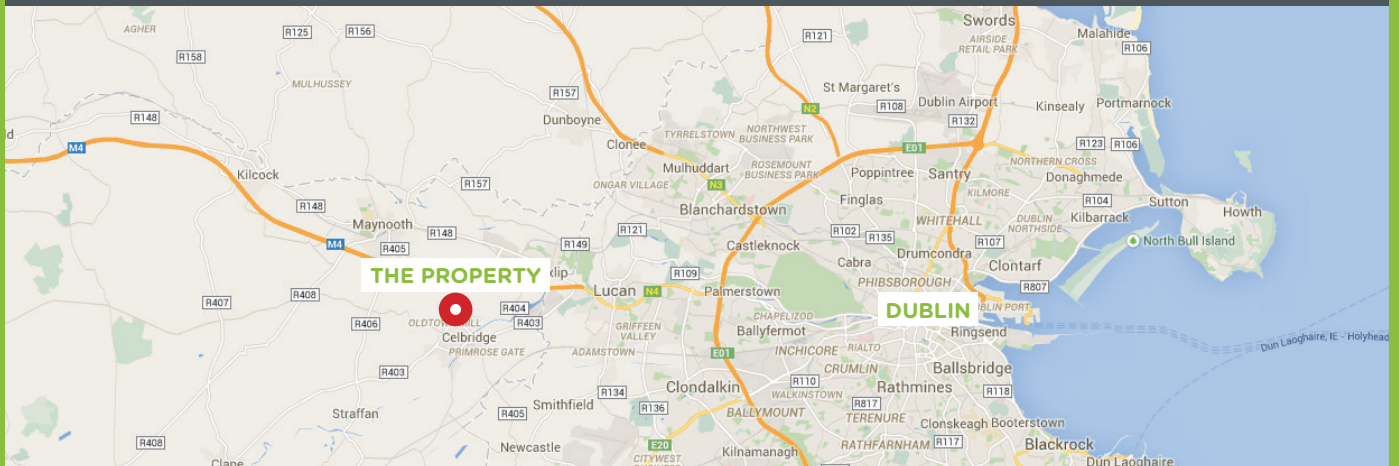
By prior appointment at any reasonable hour.



Directions

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Directions

From Dublin along the M4, take the Celbridge exit, continue towards Celbridge town, along the Maynooth Road as you exit the second roundabout. Continue along Maynooth Road, passing Aldi on right hand side, and Beatty Grove is next turn right, continue into the estate, take second right turn after open green, and immediate left turn into cul de sac, number 55 is located on your left hand side.

REA Coonan

Property House, Main Street, Celbridge, Co. Kildare

Tel: 01 6288400

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www.coonan.com

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