

Residential

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PROPERTY



21 Primrose Hill, Celbridge, Co. Kildare

- Coonan Property presents an exceptional four-bedroom detached residence in the rarely available and highly sought-after Primrose Hill development, just minutes from Celbridge town centre
- An impressive red-brick home within this prestigious enclave, No. 21 enjoys a sun-drenched south-west facing rear garden and benefits from a substantial detached garage
- Extending to approx. 1800sq ft, accommodation comprises an entrance hall, elegant open plan living-dining room, kitchen, study/playroom, guest WC, four generous double bedrooms (including master ensuite), main bathroom and utility room located within the garage building
- Presented in outstanding, turnkey condition, the home features a bespoke handmade in-frame kitchen with premium finishes, high-quality flooring, and tasteful, cohesive décor throughout
- Ideally positioned on a generous end-of-cul-de-sac site, the property overlooks a green area and mature trees
- The superb rear garden, designed by Paul Doyle, showcases a sandstone patio, manicured lawn, and an impressive selection of mature plants, trees, and flowering borders

4 bedroom detached residence extending to approx. 168 sq.m (1,800 sq.ft)

Guide Price:

€825,000

Private Treaty

Accommodation

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Entrance Hallway (1.8m x 4.21m) + (1.8m x 1.62m) Semi solid oak flooring, radiator cover, coving, light fitting, alarm panel and cloakroom.

Guest W.C. 1.9m x 1.08m Tiled flooring, w.c., w.h.b., window with roman blinds and access to under stairs storage.

Open Plan Living/Dining Room 3.64m x 9m Wool carpet flooring, marble feature fireplace with gas fire insert, coving, two chandelier style light fittings, Helen Turkington curtains, wall lights, French doors leading onto patio and rear garden.



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Kitchen/Dining Room 5.66m x 3.67m

Semi- solid oak flooring, in-frame kitchen units by Kestral Kitchens, with Armac Martin brass hardware, quartz worktops and upstands, undermounted ceramic sink, coffee station with bi-fold doors, integrated fridge, new Miele integrated dishwasher, integrated Neff oven with pyro clean, Neff combi microwave/oven, Neff warming drawer, Siemens induction hob, extractor fan, integrated bins, pantry unit, made to measure roman blinds, hidden shelving for filing and storage, recessed lights, wall lights and feature hanging light fitting.



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**Study/Play
Room**

3.58m x 2.81m

Carpet, bespoke TV unit and book shelf, light fitting, curtains and blinds.

Utility Room

3m x 3.46m

Tiled flooring, solid beech storage units, fully plumbed and power supply, stainless steel sink, light fitting, door into rear garden and door into garage.



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Landing	6.6m x 2.73m	Wool carpet flooring, window with roman blind, attic access with dropdown ladder, built in shelving and storage unit and hot-press.
Master Bedroom	4.34m x 3.63m	Overlooking the front, wool carpet, fitted wardrobes, curtain pole, roller blind and light shade.
En-suite	1.48m x 2.4m	Tiled flooring, semi tiled walls, shower cubicle, w.c., w.h.b., roman blind, roller blinds and fitted mirror with shaving light.



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Bedroom 2 **3.62m x 4.4m** Overlooking the back garden, wool carpet, fitted wardrobe, light fitting and roller blind.

Bedroom 3 **3.72m x 3.1m** Overlooking the back, wool carpet, free standing wardrobes, light fitting, curtain pole and roller blinds.

Bedroom 4 **3.14m x 4.43m** Overlooking the front, currently laid out as a dressing room with space for a bed, wool carpet, extensive fitted wardrobes with shoe rack, integrated drawers and rails, light fitting, curtain pole and roller blind.



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Bathroom

Fully tiled, bath, separate shower cubicle with power shower, w.c., w.h.b., fitted vanity unit with marble top and undermounted sink and bespoke radiator cover.

Garage

5.4m x 3.22m

Block built with red brick front, roller shutter door and power.

Garden

15.5m x 15.1m

South west facing, sandstone patio and steps, manicured lawn with natural stone border, flower beds, mature trees, plants and beautiful wisteria creeper.



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Additional Information:

Gross internal floor area approx. 168sq.m
(1,800 sq ft)
Built c.1986
Gated side entrances on both sides
House alarmed (not monitored)
Outside lights
Outside tap
Bosch Worcester Condensing Gas Boiler
just 2 years old
Double glazed windows
Cul-de-sac location
Overlooks a green area with mature trees
Some furniture negotiable

Services:

Mains water
Gas fire central heating

Items Included in sale:

Integrated fridge, new Miele A rated dishwasher, integrated Neff oven, Neff combi oven, Neff warming drawer, Siemens induction hob, extractor fan, light fittings, blinds and some curtains.

Entrance Driveway:

Pebble driveway with granite border and parking for 2-3 cars.

Location:

Primrose Hill enjoys an enviable setting just a five-minute walk from Celbridge town centre, with local bus routes, schools, shops, and Hazelhatch train station all within easy reach. Commuters will appreciate the convenient access to the M4 motorway (approx. 4km away), along with nearby bus and rail links providing a seamless journey to Dublin.



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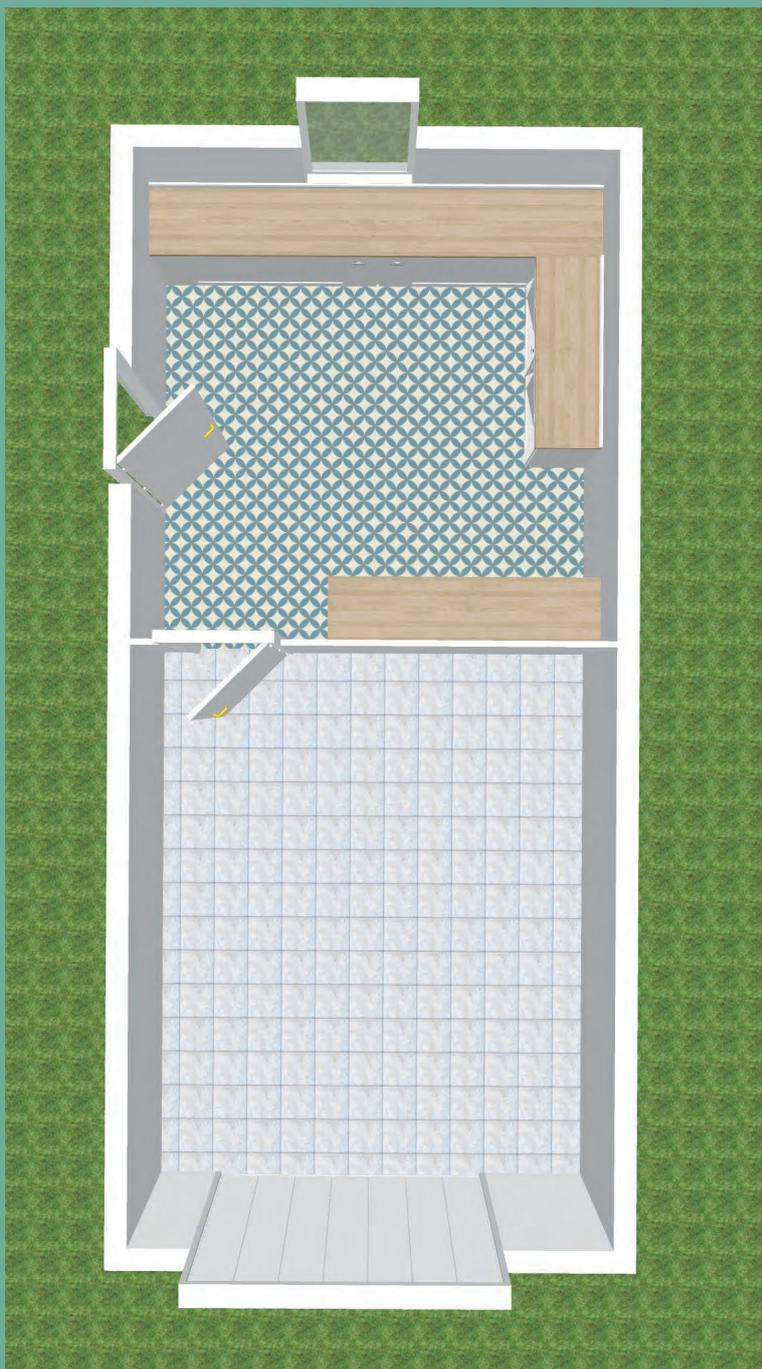
Floor Plans

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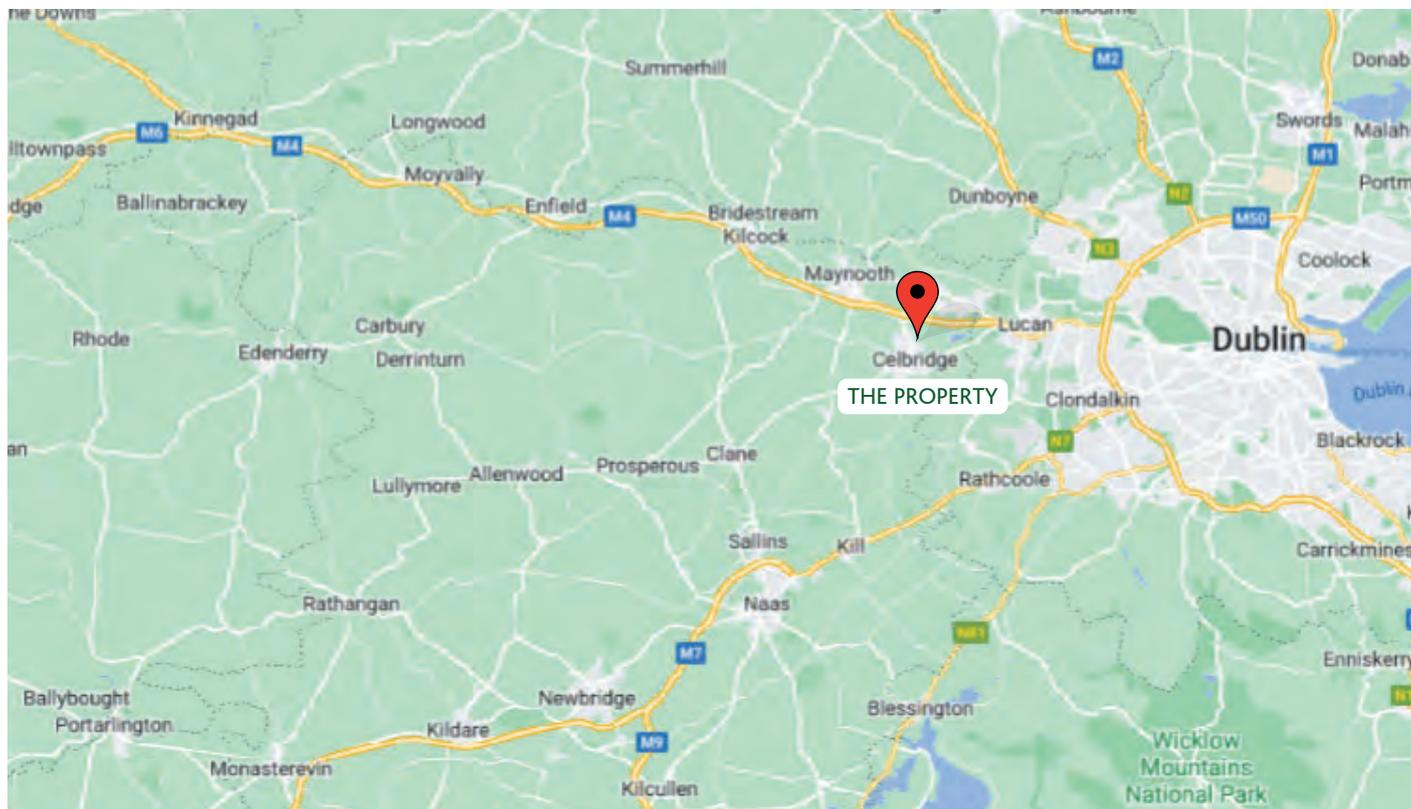
Floor Plans

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Directions

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Directions

W23 XW25

BER

BER C3

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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