

Residential

Coonan
PROPERTY



3 The Avenue, St Wolstan's Abbey, Celbridge, Co. Kildare

- Luxury 5 bedroom detached residence with spacious attic conversion, situated overlooking a green area within the hugely sought after St. Wolstan Abbey development
- Extending to approx. 195sq.m, No. 3 comprises main entrance hallway, living room, playroom/study, open plan kitchen/dining room, utility room, ground floor wc, 5 bedrooms inc. 2 ensuites and main bathroom
- Huge attic conversion spanning approx. 50sq.m which has been divided into two rooms and an ensuite bathroom
- Generously proportioned home offering spacious living areas, double sized bedrooms and rooms to suit a home office, playroom, gym and more
- Presents in excellent condition throughout
- South facing rear garden and ample parking
- St. Wolstans Abbey is ideally positioned for everything including schools, shops and bus stops and just 400m from Celbridge Main St with a variety of shops, café's, restaurants and bars all just a short walk away
- Hazelhatch Train Station is just 1.5km away, with the M4 and M7 motorways easily accessible

PSRA No. 003764 coonan.com

5 bedroom detached
extending to approx.
195 sq.m (2099 sq.ft)

Guide Price:

€785,000

Private Treaty

Accommodation

Coonan
PROPERTY

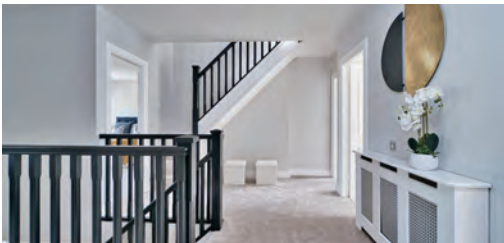
Entrance Porch		Covered porch area with pillars
Entrance Hall	6.33m x 2.1m	Oak flooring, coving, two light fittings and radiator cover.
Guest Toilet	1.71m x 1.54m	Fully tiled, w.c., w.h.b., extractor fan, fitted mirror, light fitting and vertical heated towel rail.
Living Room	6.42m x	Oak flooring, feature marble fireplace with granite hearth, TV point, radiator cover, coving, light fittings and double doors leading into dining area.
TV Room/Study	3m x 4.94m	Oak flooring, feature fireplace with granite hearth and gas fire insert, coving, light fitting, TV point and venetian blind
TV Room/Study	8.9m x 4.28m	Tiled flooring, hand painted fitted wall and floor units, double oven, extractor fan, American style fridge freezer, stainless steel sink, coving, light fittings and double sliding doors leading to rear garden.
Utility	1.92m x 2.22m	Tiled flooring, fully plumbed, storage units, stainless steel sink, shelving, light fitting and door leading to side entrance.



Accommodation

Coonan
PROPERTY

Landing	4.67m x 3.26m	New carpet, radiator cover, hot-press and light fitting.
Master Bedroom	3.94m x 5.86m	New carpet, fitted wardrobes with shelving and drawers, light fitting, blinds and doors leading onto balcony (2.43m x 1.43m).
Ensuite	1.55m x 2.54m	Fully tiled, shower cubicle with electric Triton shower, w.c., w.h.b., shaving light and light fitting.
Bedroom 2	3.51m x 3.52m	New carpet, fitted wardrobes, TV point and venetian blinds.
Ensuite	1.7m x 2.35m	Fully tiled, shower cubicle with electric Triton shower, w.c., w.h.b., shaving light and light fitting.
Bedroom 3	4m x 3m	New carpet, fitted wardrobes and venetian blinds.
Bedroom 4	3.7m x 2.38m	New carpet, fitted wardrobes and venetian blinds.
Bedroom 5	3.47m x 2.82m	New carpet, fitted wardrobes and venetian blinds.
Bathroom	1.9m x 2.87m	Fully tiled, bath with shower screen, w.c., w.h.b. and light fitting.



Accommodation

Coonan
PROPERTY

Attic Conversion **8.9m x 5.56m**

Spilt into two rooms: 2.3m x 4.3m - Landing area with storage closet off, recessed lights and Velux window.

Room 1 **2.63m x 5.6m**

Office room with Velux window, carpet and recessed lights. ds and doors leading onto balcony (2.43m x 1.43m).

Room 2 **3.86m x 3.97m**

Laminate flooring, recessed lights and Velux window.

Shower Room **1.54m x 3.13m**

Fully tiled, shower cubicle, w.c., w.h.b., fitted mirror, vertical heated towel rail, recessed lights and access to eaves storage.



Accommodation

Coonan
PROPERTY

Additional Information:

Gross internal floor area approx. 195 sq.m (2100 sq.ft)

Attic storage rooms approx. 50 sq.m

Central vacuum system

Gated side entrances

Part covered side entrance on one side

Surrounded by block-built walls with timber cladding

Outside lights

Outside tap

Low maintenance brick and dashed exterior

Garden

South facing garden, lawn area, sandstone patio area, block walls with timber cladding.

Services

Mains water

Gas fire central heating

Items Include in Sale:

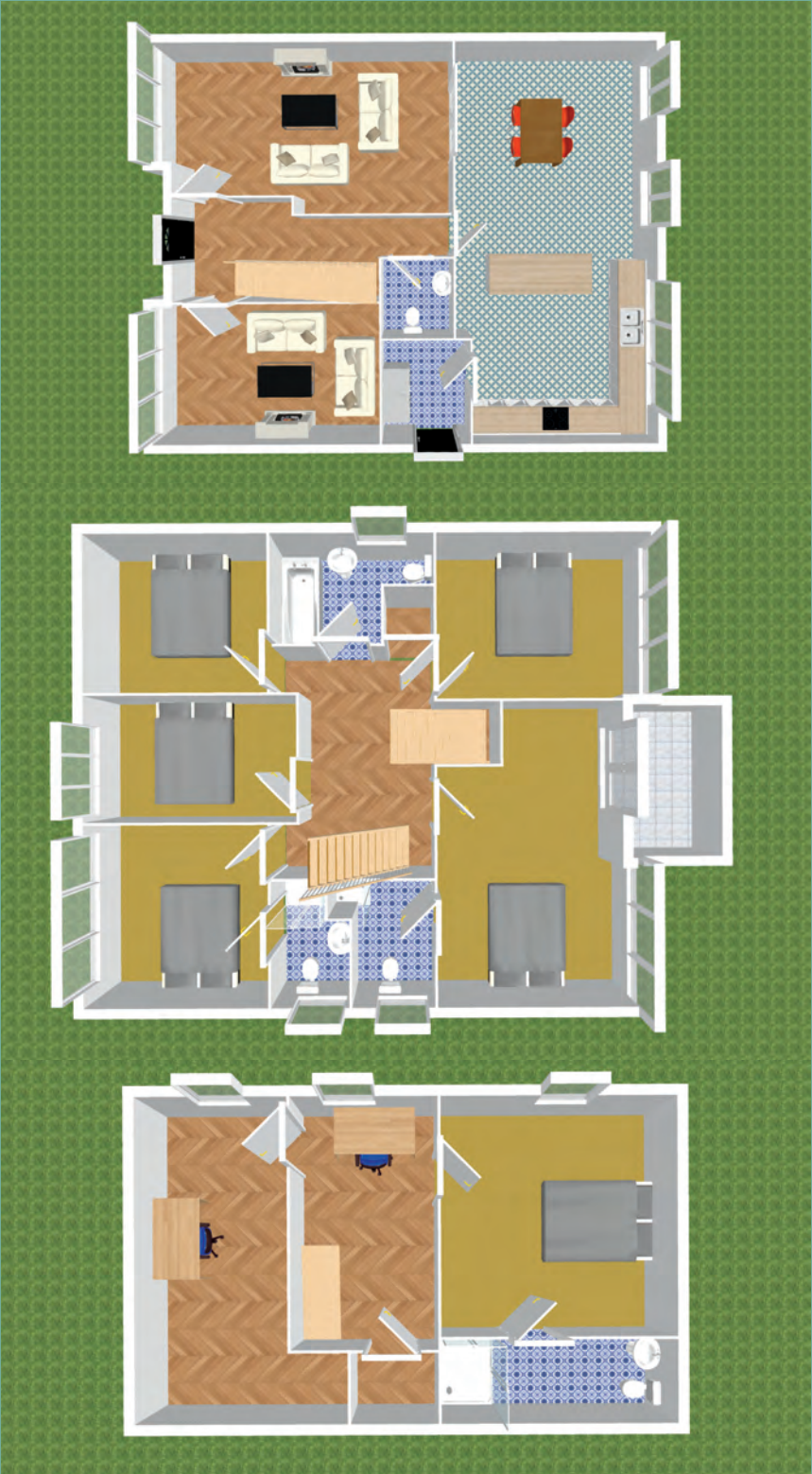
Double oven, extractor fan, American style fridge freezer and blinds.

Entrance Driveway

Cobble locked driveway, parking for 3 cars and overlooking green area.

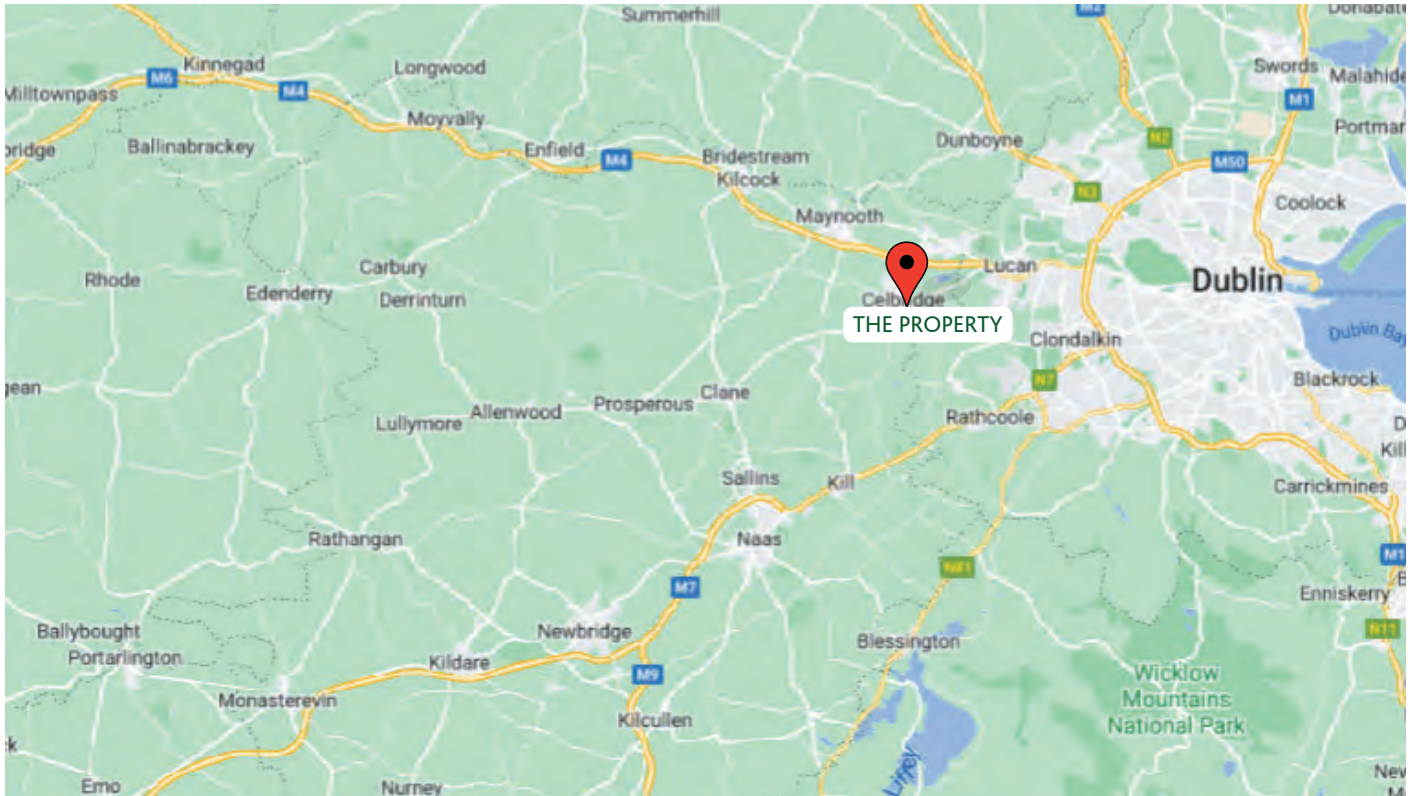


Floor Plans



Directions

Coonan
PROPERTY



Directions

W23 Y339

BER

BER C1

Coonan
PROPERTY

Contact Information:

Mick Wright

01 6288 400

mickw@coonan.com

Viewing

By prior appointment at any reasonable hour.

PSRA No.: 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm does not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.



Coonan Mortgage Group Limited t/a Coonan Financial Group is regulated by the Central Bank of Ireland. Registration No.: 431200

For all your mortgage needs contact:

Shane Robinson

01 505 2718

admin@coonanmortgage.com

coonan.com