



## 6 Willow Green, Primrose Gate, Celbridge, Co. Kildare

- Coonan Property proudly presents this spacious three-bedroom home in the highly sought-after Primrose Gate development, just 600m from Celbridge Town Centre.
- Presented to the market in superb condition throughout.
- South-facing rear garden with a sandstone patio — perfect for all-day sunshine
- Extending to 103 sq.m ( 1,108 sq. ft), this spacious accommodation includes an entrance hallway, generous living room, open-plan kitchen/dining area, guest WC, three bedrooms (one ensuite), and a main bathroom.
- Boasting an extra-wide side entrance (almost 3 metres), providing excellent off-street parking and scope for future extension (subject to planning permission).
- Primrose Gate is a highly regarded development, known for its abundance of landscaped green areas, mature planting and close proximity to all local amenities.
- Ideally located within walking distance of Tesco Express, SuperValu, Hazelhatch Train Station, Celbridge Town Centre, local schools, shops, bus routes, and with easy access to the M4 motorway.

3 bedroom home  
extending to approx.  
103 sq.m (1,108 sq.ft)

Guide Price:

**€445,000**

Private Treaty

# Accommodation

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Entrance  
Hallway

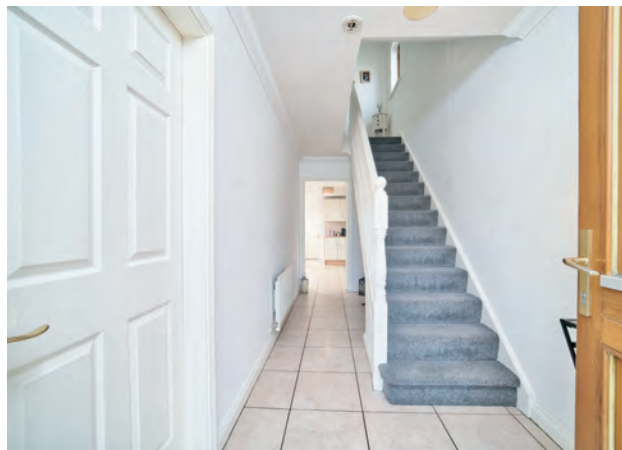
**5.2m x 1.80m**

Tiled flooring, carpet up the stairs, coving, light fitting and alarm panel.

Guest  
W.C./Storage  
Area

**1.94m x 2.68m**

Tiled flooring, light fitting, w.c., w.h.b., window, storage area which houses the gas boiler and door leading to rear garden.



# Accommodation

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## Living Room 4.85m x 3.57m

Laminate flooring, feature fireplace with granite hearth, TV point, coving, light fitting, curtains, blinds and double doors leading into kitchen.

## Kitchen/Dining 5.54m x 3.94m

Tiled flooring, fitted wall and floor units, tiled splashback, oven, hob, extractor fan, fridge freezer, dishwasher, washing machine, two light fittings and double French doors leading onto patio area.



# Accommodation

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Landing

2.68m x 2.93m

Carpet, attic access, hot-press and light fitting.

Master  
Bedroom

3.53m x 4.2m

Carpet, fitted wardrobes, light fitting and blinds.



# Accommodation

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**En-suite**      **1.94m x 1.27m**      Fully tiled, shower cubicle, w.c., w.h.b., shaving light., fitted mirror, light fitting and extractor fan.

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**Bedroom 2**      **2.74m x 4.1m**      Carpet, fitted wardrobes, light fitting and blinds.

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**Bedroom 3**      **2.73m x 2.55m**      Carpet, fitted wardrobes, light fitting, curtains and blinds.



# Accommodation

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## Bathroom

**1.66m x 1.87m**

Fully tiled, bath with shower screen w.c., w.h.b., shaving light, fitted mirror, light fitting and extractor fan.

## Garden

South facing rear garden, sandstone patio area and lawn area.



# Accommodation

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## Additional Information:

Gross internal floor area approx. 103sq.m  
(1,109sq. ft)

Built in 2005

Gated side entrance (2.7m)

EV charge point

Outside light

Outside tap

Pvc fascia and soffits

Off street parking

## Services:

Mains water

Gas fire central heating

## Entrance Driveway:

Lawn area and parking for two cars.

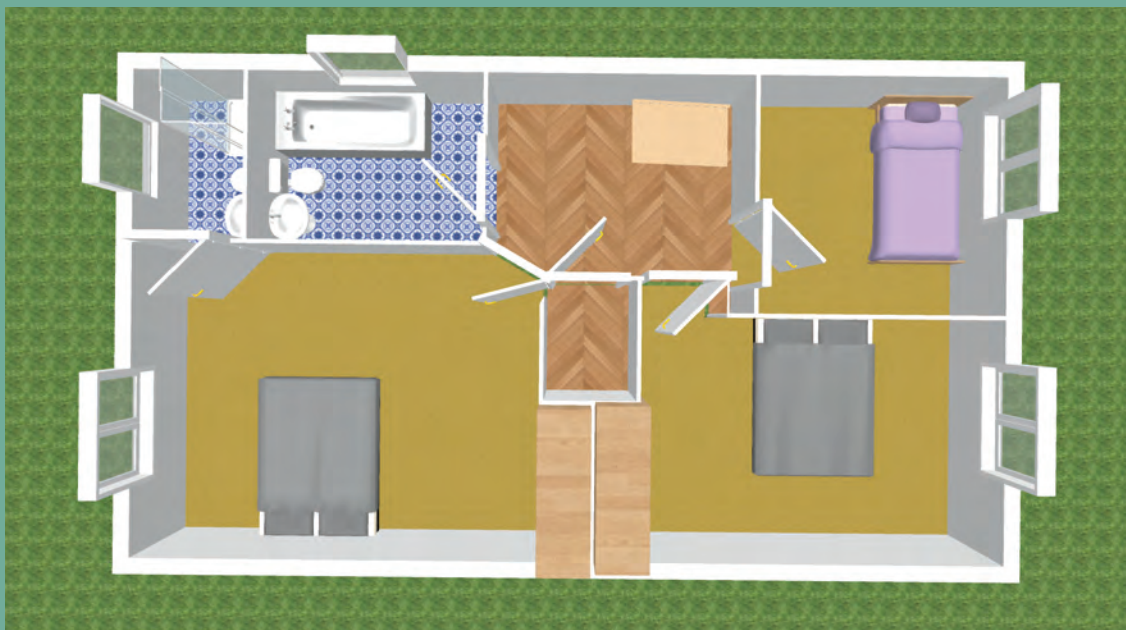
## Items Included in sale:

Oven, hob, extractor fan, fridge freezer, dishwasher, washing machine, blinds and light fittings.



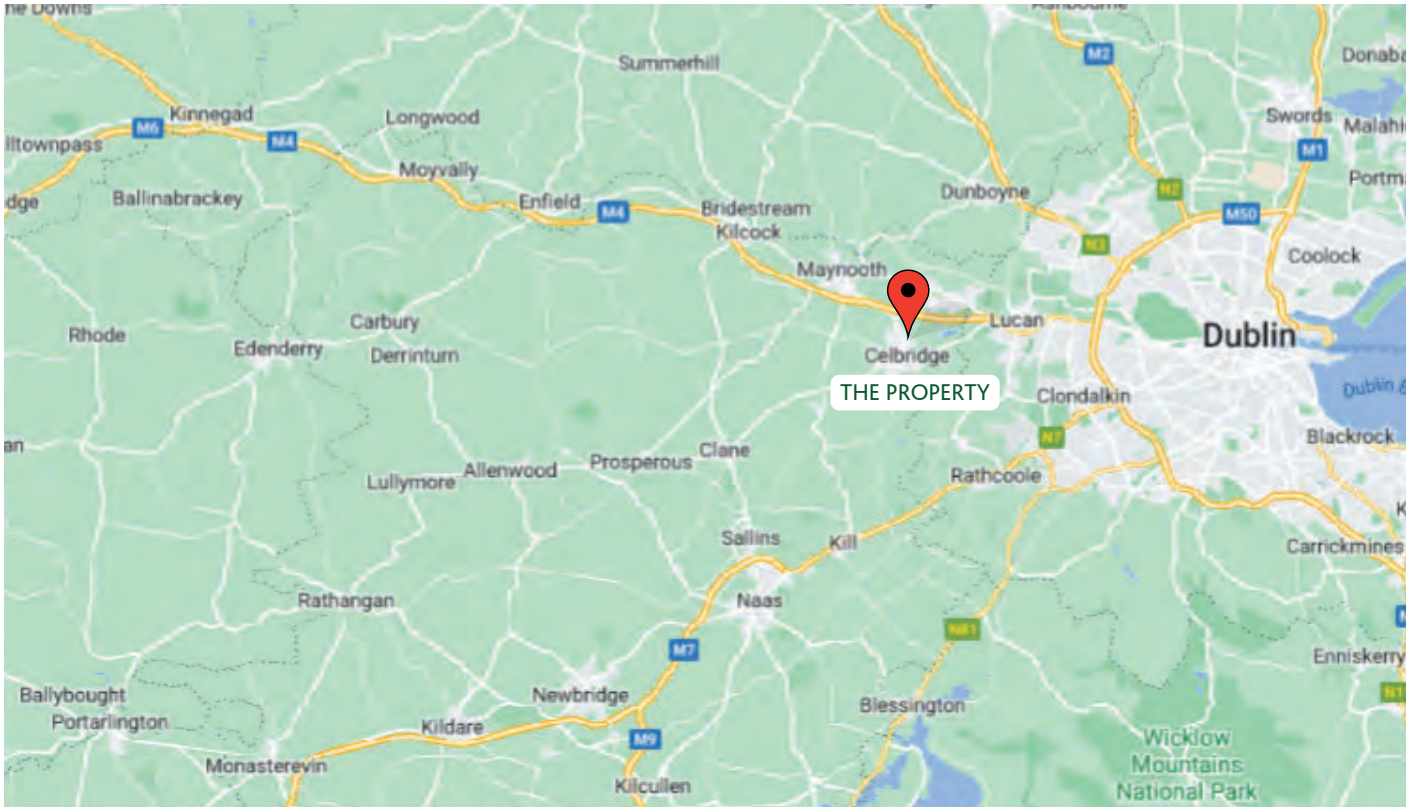
# Floor Plans

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# Directions

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## Directions

W23 N822

**BER**

**BER C2**

## Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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