

Residential

Coonan
PROPERTY



83 Callenders Mill, Celbridge, Co. Kildare

- Coonan Property are delighted to present a contemporary three bedroom home positioned at the end of a cul-de-sac and overlooking a green area
- Spacious home which extends to a approx. 109 sq.m (1,174 sq ft) and features a large kitchen/dining area with space for a 2nd living area
- Briefly comprises hallway, living, kitchen/dining area, ground floor w.c, 3 bedrooms including master en suite and main bathroom
- Superb position overlooking a large green area – ideal for keeping an eye on young children
- Conveniently located just a short walk from Celbridge Town Centre (just 500m), Hazelhatch Train station, shops, schools and local sports clubs

3 bedroom home
extending to approx.
109 sq. m (1,174 sq. ft)

Guide Price:

€415,000

Private Treaty

Accommodation

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Entrance
Hallway

6.31m x 1.91m

Tiled flooring, coving, half panelled wall and storage closet which has been plumbed for washing machine.

Guest W.C.

1.45m x 1.57m

Tiled flooring, semi tiled wall, w.c., w.h.b. with built in vanity unit, light fitting, fitted mirror and extractor fan.

Living Room

2.93m x 4.85m

Oak flooring, coving, panelled wall, fireplace with gas fire insert, curtains, blinds and light fitting.



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Kitchen/Dining (4.96m x 3.81m) +
(2.75m x 2.55m)

Tiled in kitchen area and oak flooring in living/dining area, shaker style fitted wall and floor units, integrated oven, gas hob, extractor hood, integrated dishwasher, 3 light fittings, curtains, Gas boiler, stainless steel sink, window and double doors leading out to rear garden.

Landing

3.45m x 1.94m

Carpet, half panelled walls, hot-press, natural light tunnel and attic access with folding attic ladder.



Accommodation

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**Master
Bedroom**

3.12m x 4.5m

T & G wood flooring, fitted wardrobes, curtains, blinds and light fittings.

En-suite

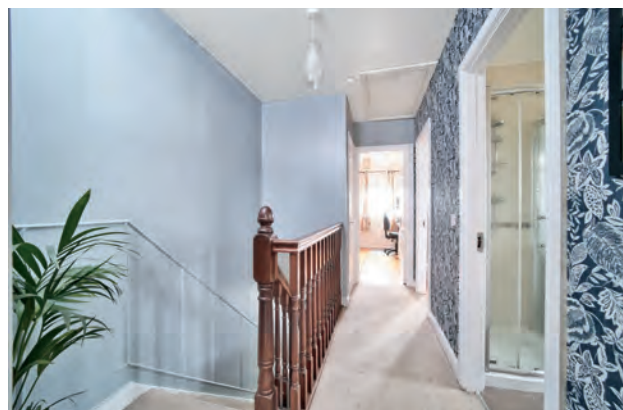
1.24m x 2.92m

Tiled flooring, semi tiled wall and fully tiled around shower cubicle with monsoon shower head, w.c., w.h.b. with built in vanity unit, mirror, light fitting and extractor fan.

Bedroom 2

2.91m x 3.24m

T & G wood flooring, fitted wardrobes, curtains, blinds and light fittings.



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Bedroom 3

3.57m x 2.43m

T & G wood flooring, fitted wardrobes, curtains, blinds and light fittings.

Bathroom

3m x 1.65m

Fully tiled, corner bath, shower cubicle, w.c., w.h.b. with built in vanity unit, fitted mirror with lighting and heated towel rail.

Garden

7.3m x 8.5m

North west facing with full patio garden, raised flower beds and barna shed.



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Items Included in sale:

Gross internal floor area approx. 109sq.m
(1,174sq. ft)
Built in 2005
Gated side entrance
Outside lights
Outside tap
PVC fascia and soffits
Low maintenance brick and dashed
exterior

Entrance Driveway:

Concrete drive with parking for two cars
and overlooks a green area.

Services:

Mains water
Gas fire central heating

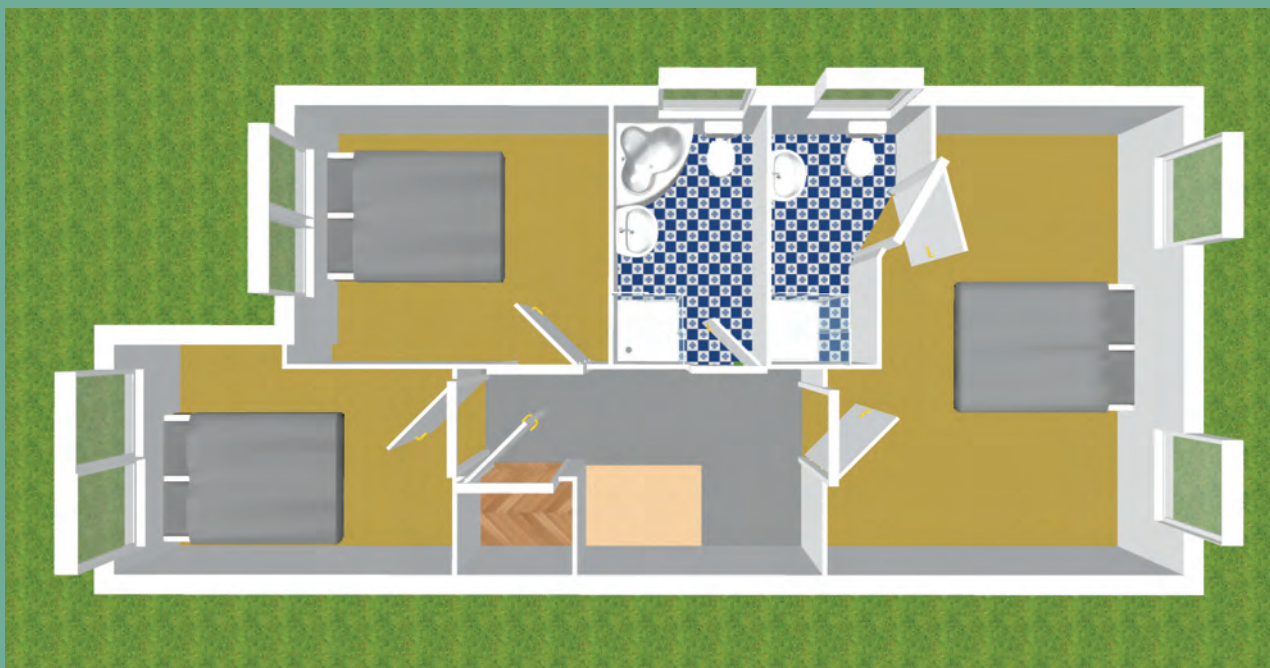
Items Included in sale:

Integrated oven, gas hob, extractor hood,
integrated dishwasher, washing machine,
light fittings, curtains and blinds.



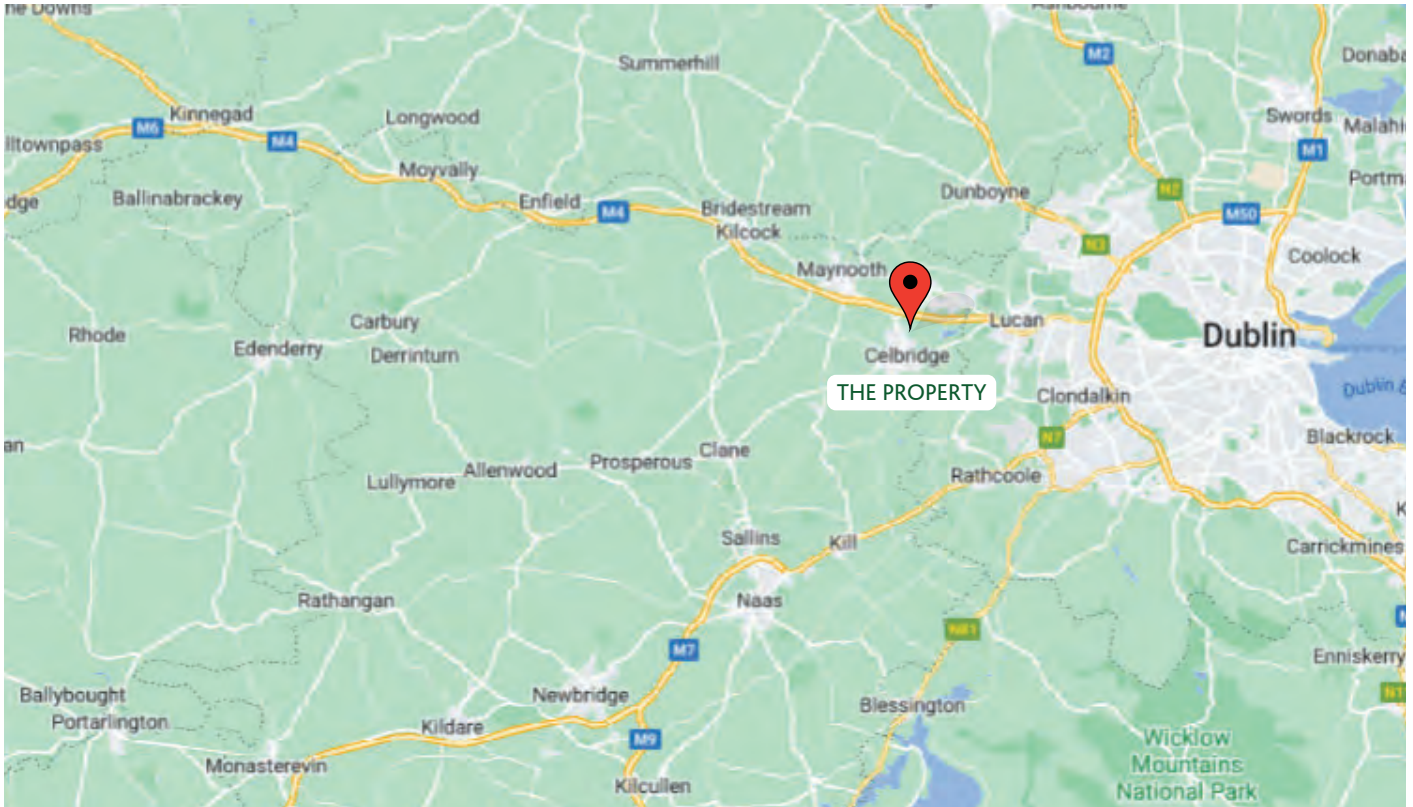
Floor Plans

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Directions

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Directions

W23 V348

BER

BER C2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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