

# Residential

**Coonan**  
PROPERTY



## 67 The Drive, Hazelhatch Park, Celbridge, Co. Kildare

- Coonan Property are delighted to introduce this immaculate three-bedroom home with a sunny south-facing garden, overlooking a beautifully maintained green space
- Presented in superb condition throughout, having recently benefitted from an extensive refurbishment
- Accommodation briefly includes entrance hallway, spacious living room, bright kitchen/dining area, ground floor w.c, three bedrooms with master ensuite, and a main family bathroom
- Boasts an excellent B3 BER rating, complemented by an efficient gas central heating system
- Positioned directly opposite a large open green area, providing a safe space for young children to enjoy
- Hazelhatch Park is a mature, family-orientated development within a short 5–10 minute walk to Main Street and convenient access to Hazelhatch Train Station
- All local amenities are close at hand including supermarkets, schools, cafés, restaurants, bus routes, and sports clubs—making this the perfect home for modern family living

3 bedroom home  
extending to approx.  
92 sq. m (991 sq. ft)

Guide Price:

**€395,000**

Private Treaty

# Accommodation

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Entrance  
Hallway

**4.7m x 1.85m**

Oak wood flooring, carpet up the stairs, coving, light fitting, storage closet and alarm panel.

Guest W.C.

**1.31m x 1.47m**

Tiled flooring, semi tiled walls, w.c., w.h.b., mirror, light fitting and extractor fan.

Living Room

**3.47m x 5.37m**

Oak wood flooring, feature red brick fireplace with electric fire insert, TV point, coving, recessed lights and double doors leading out to garden.





# Accommodation

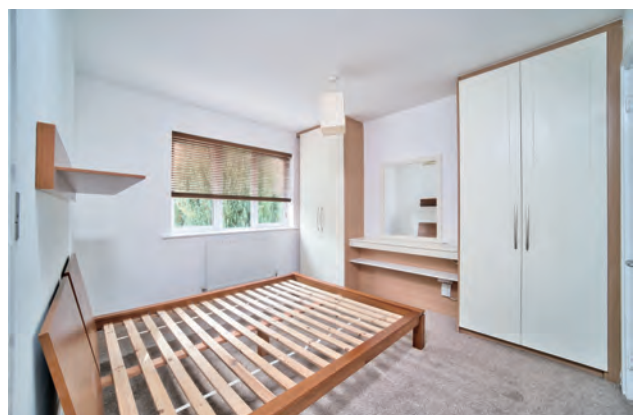
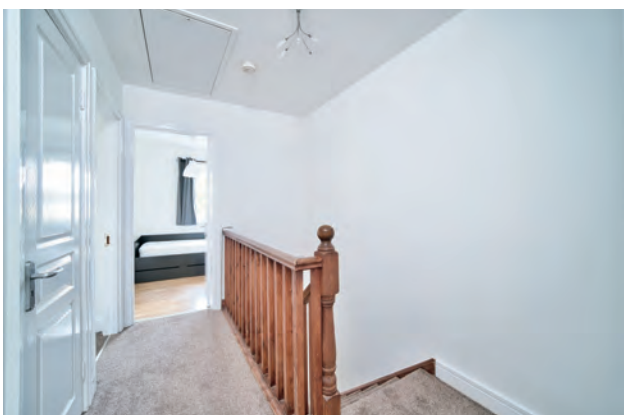
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**Kitchen/Dining** 3.35m x 5.1m

Tiled flooring, shaker style wall and floor units, tiled splashback, Franke sink and Grohe mixer tap, integrated oven, gas hob, fridge-freezer, washing machine, dishwasher, extractor hood, light fittings and bay window with blinds.

**Landing** 2.1m x 2.95m

Carpet, hot-press, light fitting and attic access with folding ladder.



# Accommodation

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**Master  
Bedroom**

**3m x 3.54m**

Carpet, fitted wardrobes, integrated shelving, light fitting and blinds.

**En-suite**

**1m x 2.5m**

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

**Bedroom 2**

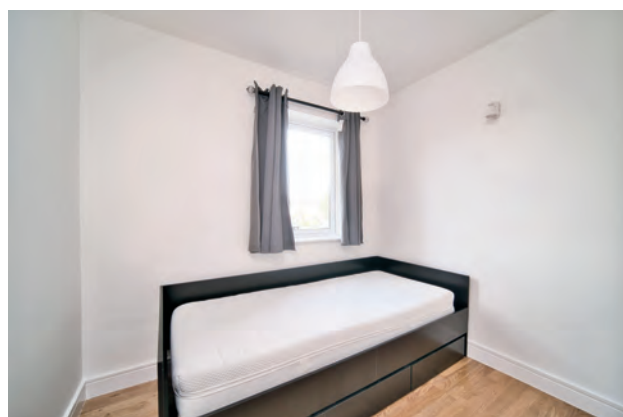
**3.3m x 3.7m**

Carpet, fitted wardrobes, light fitting and blinds.

**Bedroom 3**

**2.61m x 2.5m**

Laminate flooring, fitted wardrobe, light fitting, curtains and blinds.



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## Bathroom

**2.5m x 1.94m**

Fully tiled, bath, w.c., w.h.b., mirror with shaving light, , fitted cabinet, light fitting and towel rail.

## Garden

**14m x 5.5m**

South facing garden with decking and lawn area, slabbed walkway to barbecue area, mature trees and planting.





# Accommodation

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## Items Included in sale:

Gross internal floor area approx. 92sq.m  
(991 sq.ft)  
Built c.2005  
Outside light  
Barna shed  
Overlooks a green area  
Not overlooked front or rear  
Low maintenance dashed exterior  
Attic suitable for conversion  
Recently painted  
New carpet

## Services:

Mains water  
Gas fire central heating

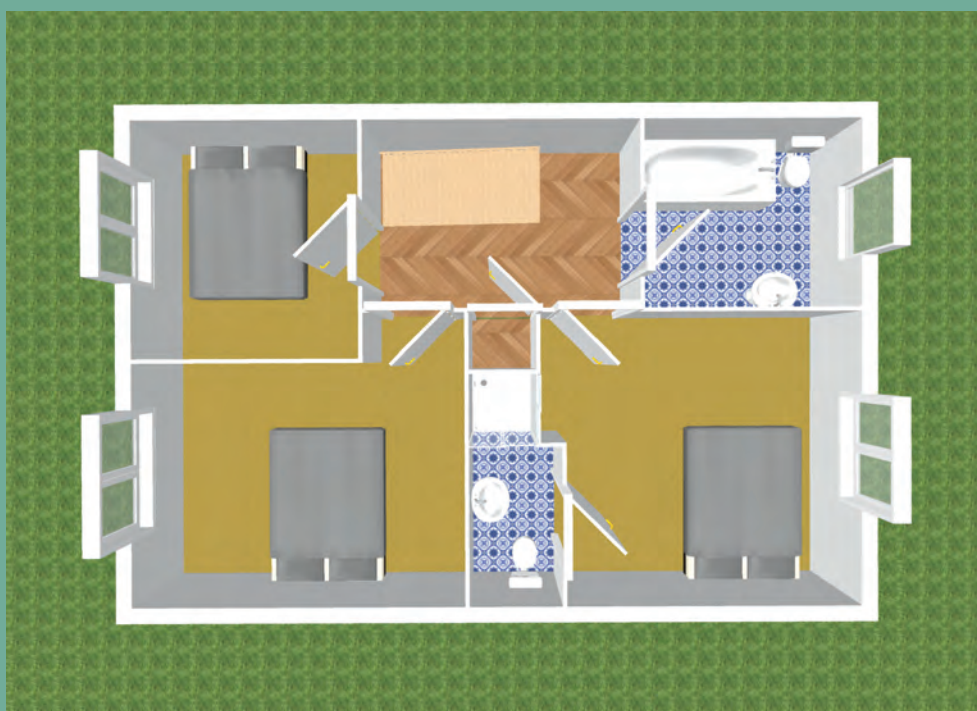
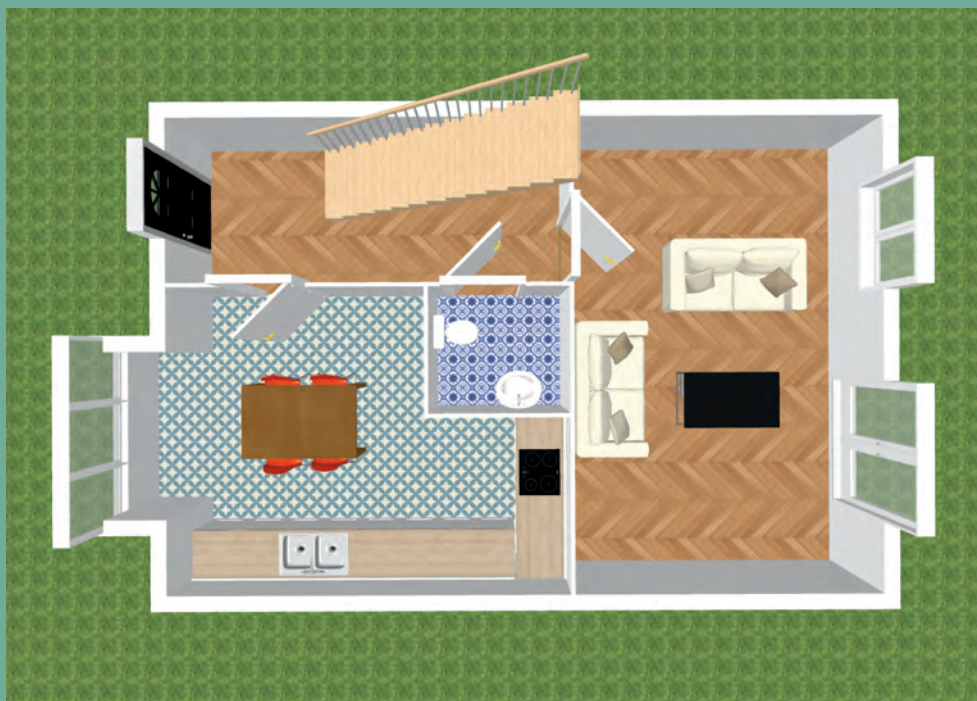
## Items Included in sale:

Integrated oven, gas hob, fridge-freezer,  
washing machine, dishwasher, extractor  
hood, light fittings and blinds.



# Floor Plans

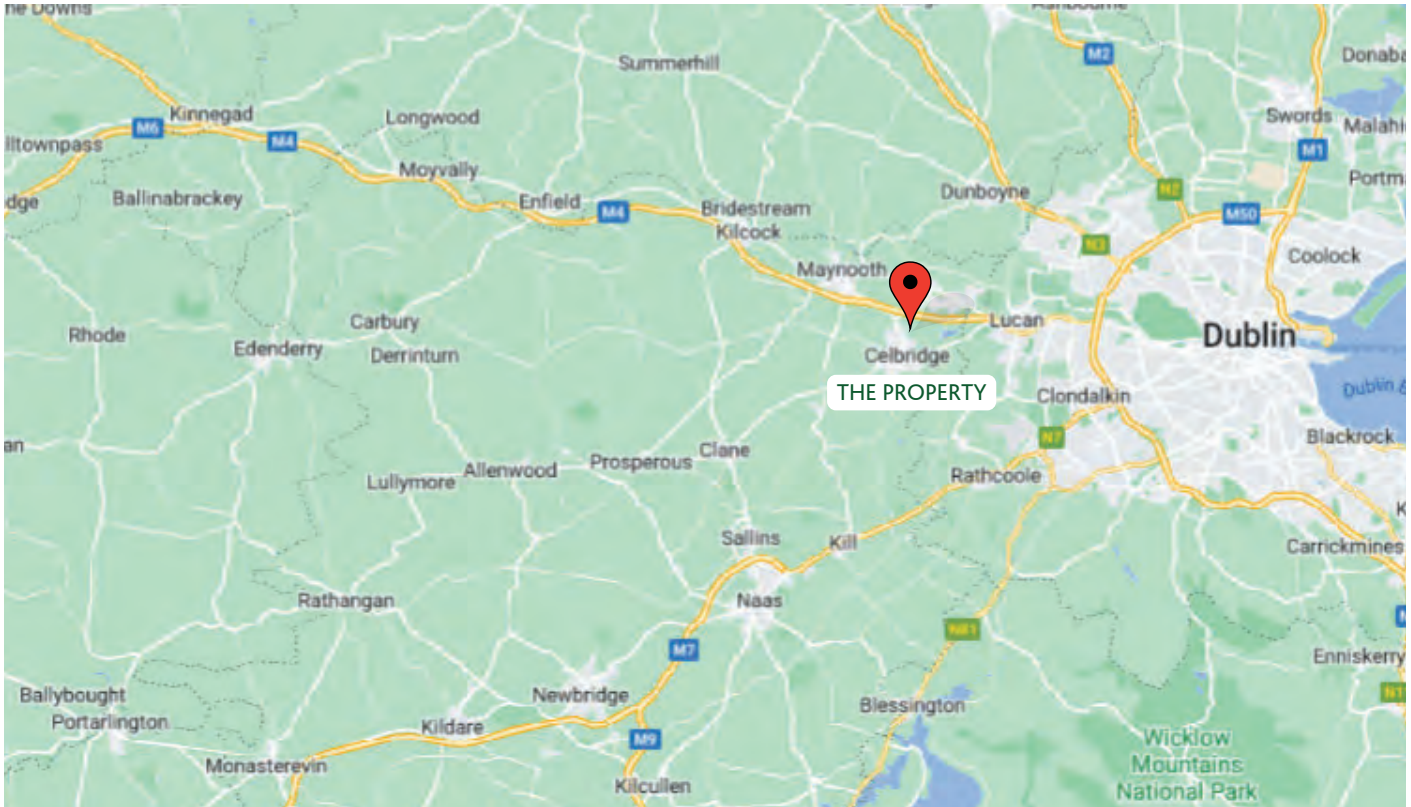
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# Directions

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## Directions

W23 RX20

**BER**

**BER B3**

## Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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