

Residential

Coonan
PROPERTY



62 Thornhill Meadows, Celbridge, Co. Kildare

- Coonan Property presents an immaculate three-bedroom home positioned just a short walk from schools, shops and public transport
- Positioned near the end of a cul-de-sac, with a generous side entrance and a West facing rear garden
- This property has recently undergone extensive refurbishment and now includes a new energy efficient condensing oil boiler and contemporary flooring throughout.
- Accommodation briefly comprises entrance hallway, living room, kitchen/dining area, guest w.c., three bedrooms and family bathroom
- Extending to approx. 90sq.m (973 sq.ft), this stylish and contemporary home offers bright, well-proportioned living spaces throughout
- Thornhill Meadows is situated close to a host of amenities including Tesco, Aldi & Lidl, sports clubs and local primary and secondary schools
- Convenient for commuting to Dublin with easy access to the M4 motorway and a short walk to bus stops

3 bedroom home
extending to approx.
90 sq.m (969 sq.ft)

Guide Price:

€425,000

Private Treaty

Accommodation

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Porch **2m x 1.5m** Tiled flooring, light fitting and sliding door.

Entrance
Hallway
(Including
Guest W.C)

1.9m x 4.9m Laminate flooring, hanging pendant light, storage under stairs, alarm panel and a storage closet.

Guest W.C. **9m x 1.8m** Tiled flooring, w.c., w.h.b., window, fitted shelf with mirror and shaving light.



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Living Room **5.3m x 3.4m**

Laminate flooring, hanging pendant light, feature fireplace with marble hearth, wall lights, roller blinds and double French doors leading to kitchen/dining area.

Kitchen/Dining Area **5.2m x 3.1m**

Tiled flooring, hanging pendant light, light fitting, roller blinds, sliding door leading to rear garden, integrated Bosch oven, Beko hob, washing machine, Bosch dishwasher, stainless steel sink, extractor fan and fridge/freezer.



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Landing	2.9m x 1.9m	Carpet flooring from stairway to landing, hanging pendant light, roller blinds, access to attic via folding ladder and a hot press with wooden shelves.
Master Bedroom (Rear)	3.4m x 4.5m	Carpet flooring, hanging pendant light, roller blinds and two fitted wardrobes.
Bedroom 2 (Front)	4m x 3.4m	Carpet flooring, hanging pendant light and roller blinds.



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**Bedroom 3
(Front)**

2.7m x 2.8m

Carpet flooring, hanging pendant light, fitted wardrobe and roller blinds.

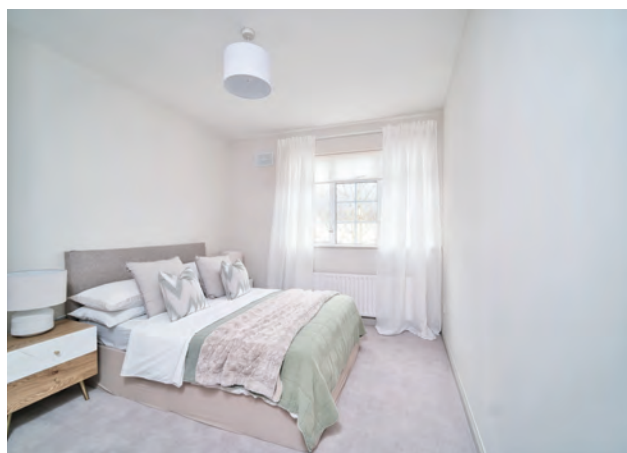
**Family
Bathroom**

1.8m x 2.5m

Fully tiled, fitted light, w.c., w.h.b., window, toilery cabinet with mirror and recessed lights, vertical heated chrome towel rail, bathtub with a monshoon shower head and shower screen.

Garden

Lawn area, side entrance gate and raised flower beds.



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Additional Information:

Gross internal floor area approx. 90 sq.m.
Built c.1995
New condensing oil boiler
Dimmable lights in master bedroom and living room
Semi-bricked façade
Semi-floored attic with plywood board
New roller blinds throughout
South-west-facing rear garden
Alarm system

Services:

Mains water
Oil fire central heating

Items Included in sale:

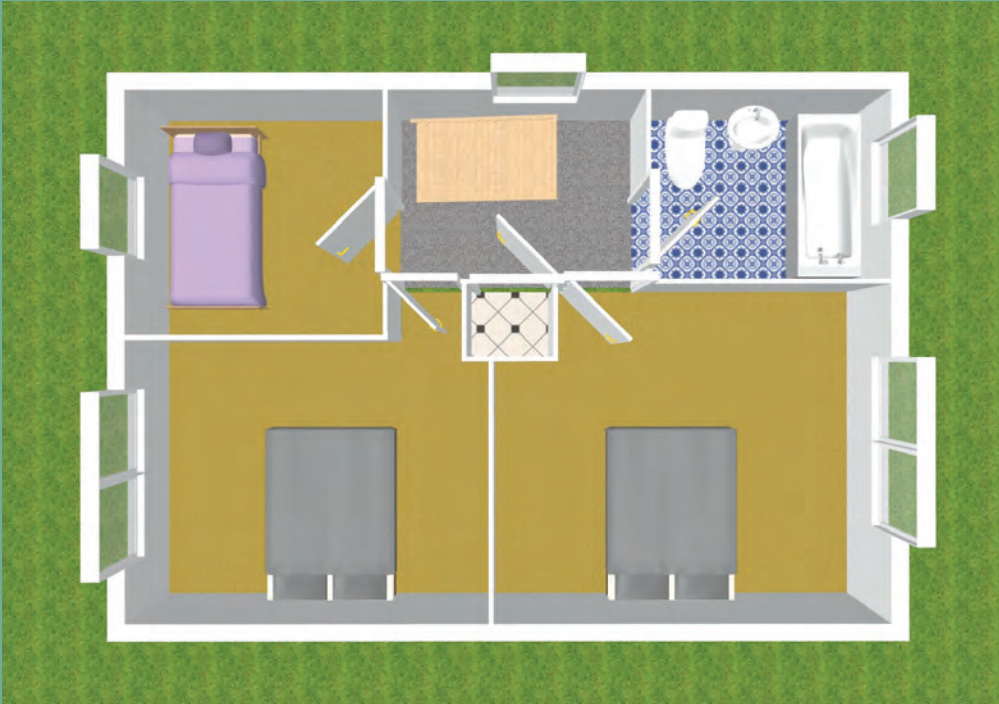
Oven, fridge/freezer, extractor fan, hob, dishwasher, washing machine, light shades, curtains, blinds and all light fittings.

Entrance Driveway:

Parking for 2-3 cars and lawn area.

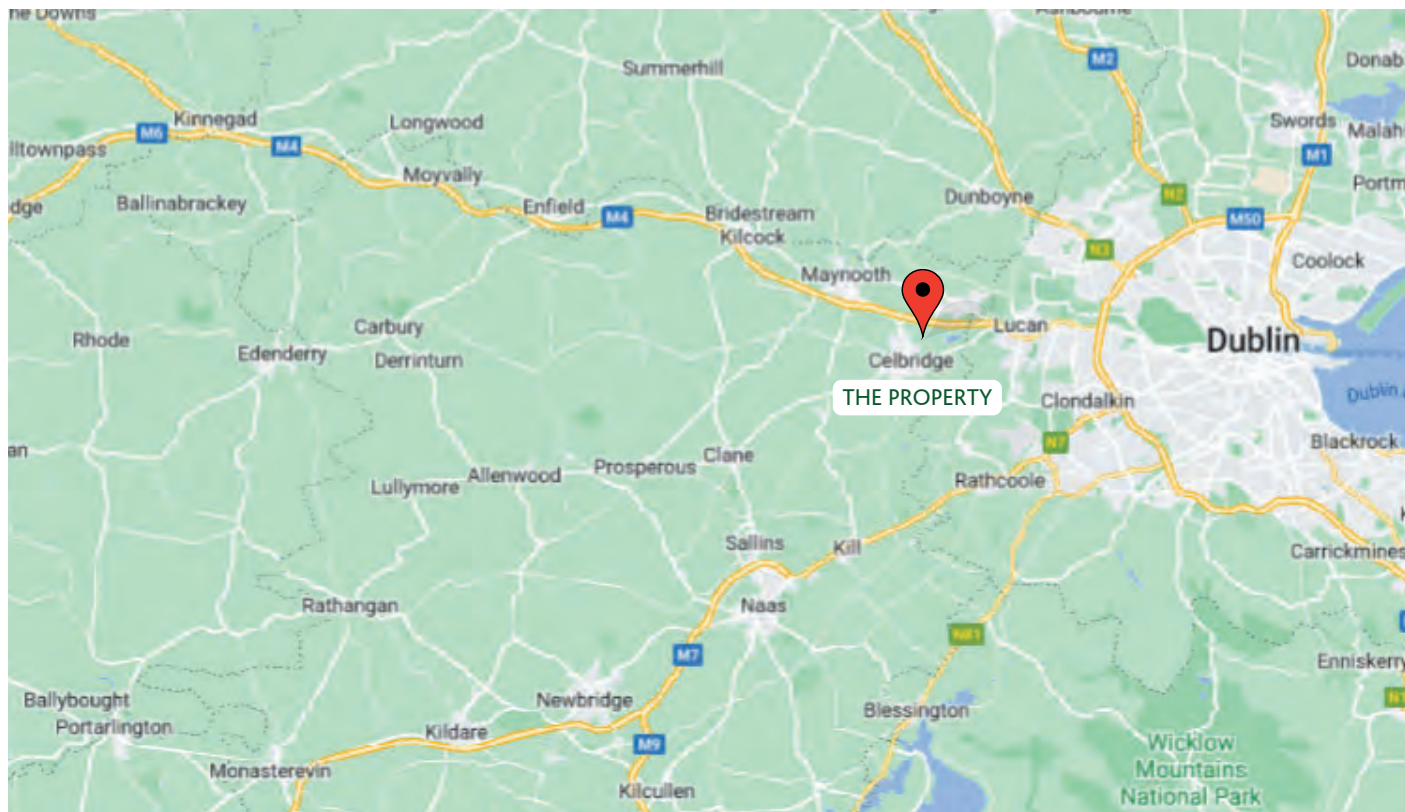


Floor Plans



Directions

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Directions

W23 CY90

BER

BER C2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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