

Residential

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96 The Walled Garden, Celbridge, Co. Kildare

- Coonan Property are delighted to present this beautifully appointed three-bedroom home, ideally positioned within the ever-popular Castletown development, just a short stroll from Celbridge Town Centre.
- Bright and well-proportioned accommodation comprises entrance hallway, living room, kitchen/dining room, three bedrooms and a family bathroom.
- Presented in excellent condition throughout, offering a turnkey opportunity for first-time buyers, those looking to downsize or investors alike.
- Sunny south-west facing rear garden extending to approximately 20 metres, beautifully landscaped with lawn, limestone patio, mature plantings, apple trees and shed.
- Superbly located within walking distance of Celbridge Main Street, the magnificent Castletown House & Demesne, excellent schools, shops, cafés and a host of local amenities.
- Excellent transport links with nearby bus services, Tesco, Lidl and Aldi all within easy reach, together with convenient access to the N4, M4 and M50, making commuting to Dublin and surrounding areas effortless.

**3 bedroom semi-detached house
extending to approx.
75 sq.m (807 sq.ft)**

Guide Price:

€395,000

Private Treaty

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Entrance Hallway

4.55m x 1.62m

Laminate wood flooring, coving, storage shelf, light shade and under stairs storage.

Living Room

4.13m x 4.11m

Carpet, feature fireplace with quartz surround, granite hearth and wood burning stove, coving, two windows with curtains and blinds, built in storage cabinet and light fitting.

Kitchen/ Dining

2.33m x 4.74m

Lino floor covering, shaker style wall and floor units, tiled splashback, oven, hob, extractor fan, free standing fridge-freezer, door to side entrance and light fitting.



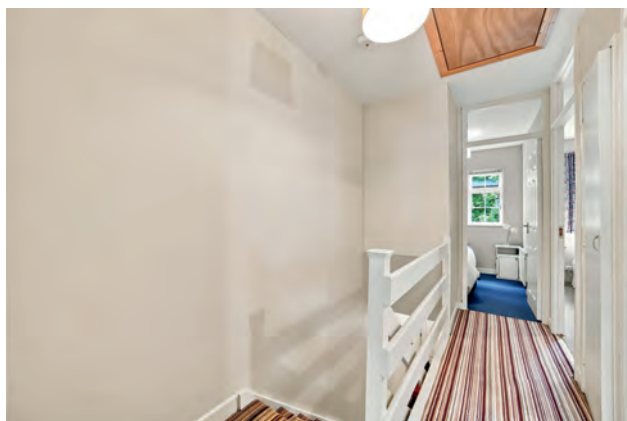
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Landing **3.42m x 1.75m** Carpet, hot press, attic access with folding ladder and light fitting.

Master Bedroom (back) **3.18m x 4.1m** Carpet, fitted wardrobes, curtain pole, blinds and light fitting.

Bedroom 2 (front) **2.31m x 4.03m** Carpet, fitted wardrobe, curtains, blinds and light fitting.



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Bedroom 3 **2.36m x 1.77m**

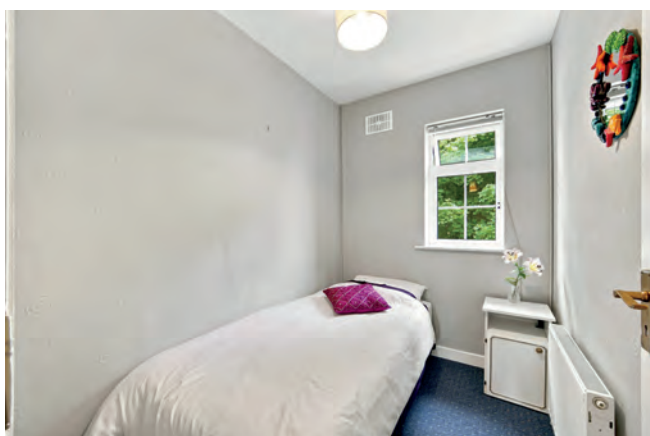
Carpet, fitted wardrobe, curtains, blinds and light fitting.

Bathroom **2.3m x 1.66m**

Fully tiled, w.c., w.h.b. with vanity unit, bath with shower screen and electric shower, shaving light, mirror and light fitting.

Garden **12.6m x 15.5m**

South west facing rear garden with limestone patio area, well maintained lawn, mature plants, shrubs, trees and two apple trees.



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Additional Information:

Gross internal floor area approx. 75sq.m
Built c. 1978
PVC double glazed windows
Barna shed
PVC fascia and soffits
Shared gated side entrance
Outside light
Outside tap
Off street parking

Items Included in sale:

Oven, hob, extractor fan, free standing fridge-freezer, curtains, blinds and light fittings.

Services:

Mains water
Gas fired central heating

Entrance Driveway:

Front lawn and parking for one car. Potential to increase parking space.



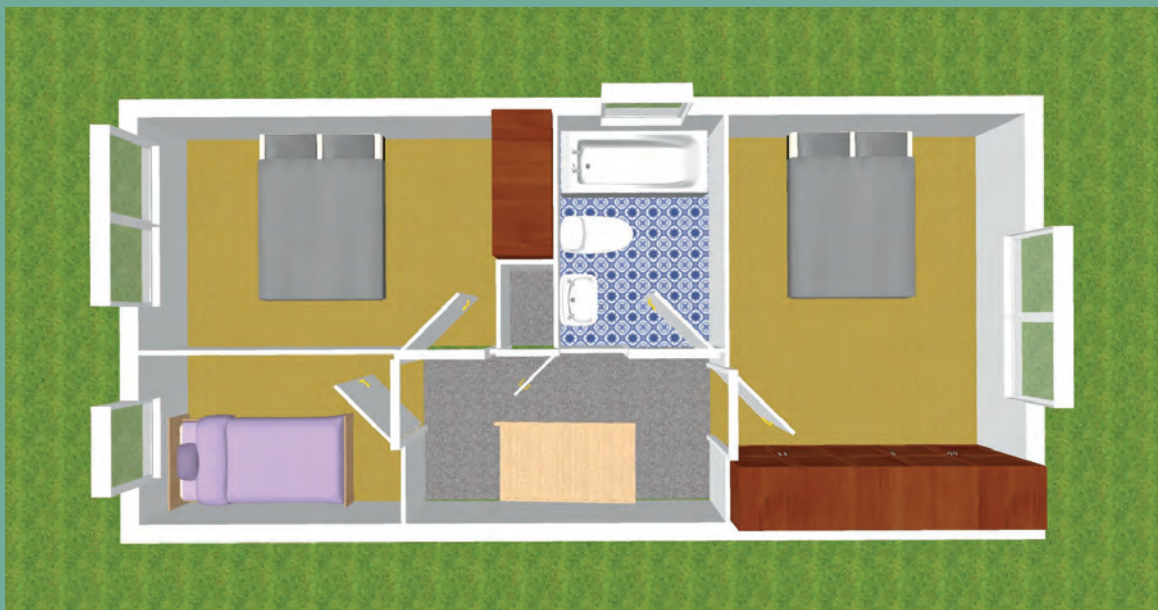
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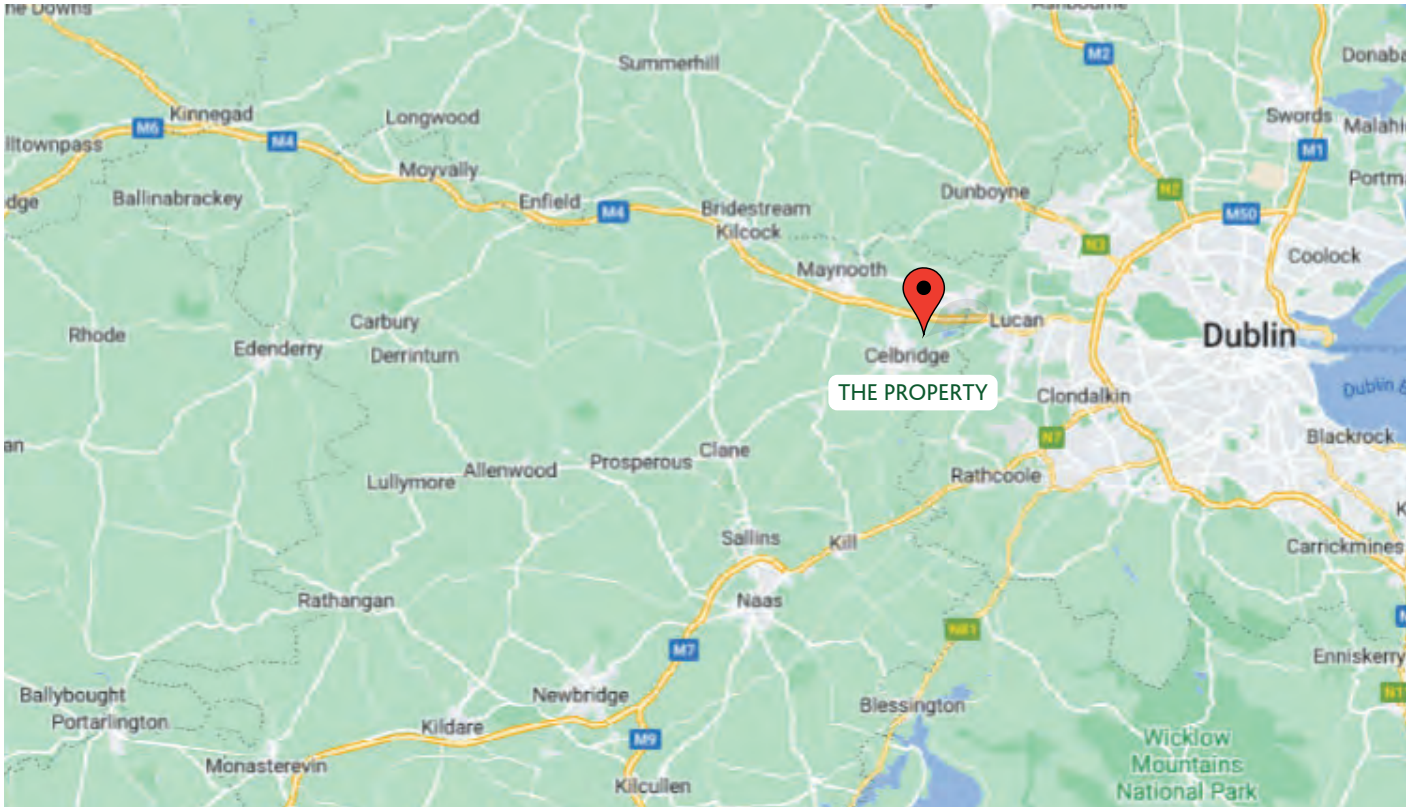
Floor Plans

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Directions

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Directions

W23 K038

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Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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