



2 Ardrath Meadow, Celbridge, Co. Kildare

- Coonan Property presents this beautifully presented, A-rated three-bedroom home, extending to approximately 112 sq.m. (1,205 sq.ft.), and finished to a high contemporary standard throughout.
- Built in 2023, the property offers all the benefits of a modern, energy-efficient home in a super convenient location.
- Spacious accommodation comprises entrance hallway, guest W.C., living room, kitchen/dining area, utility room, three bedrooms including main bedroom with ensuite, and family bathroom.
- Contemporary fitted kitchen with quartz worktops, integrated Bosch appliances and double French doors opening directly onto the rear garden.
- Beautifully landscaped rear garden featuring a porcelain tiled patio, steel garden shed and a comprehensive French drain system.
- Cobblelock driveway providing off-street parking for two cars, with the property enjoying an attractive position overlooking a green area.
- Ardrath is within easy reach of Celbridge Main Street, Castletown House and Demesne, along with an excellent selection of schools, shops, cafés and local amenities.
- Excellent transport links with convenient access to the N4/M4 road network, regular bus services to Dublin City Centre and Leixlip train station within easy reach.

PSRA No. 003764 coonan.com

Beautifully presented,
A-rated three-bed
home, extending to
approx 112 sq.m.
(1,205 sq.ft.),

Guide Price:
€535,000

Private Treaty

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Entrance Driveway:

Cobblelock driveway with off-street parking for two cars, covered entrance with light and overlooking a green to the front.

Entrance Hallway	4.50m x 1.90m	Wood effect tiled floor, 2 light fittings, carpet to the stairs, storage under the stairs.
Guest W.C.	1.90m x 1.67m	Tiled floor, w.c., w.h.b., vertical heated towel rail, window with venetian blinds, light fitting and extractor fan.
Living Room	3.80m x 4.60m	Carpet flooring, full-length window overlooking the front, curtains and blinds, standard pendant light fitting, freestanding furniture throughout is not included.
Kitchen / Dining	5.80m x 5.70m	Wood effect tiled floor, 3 light fittings, contemporary fitted kitchen with smooth-fronted units and quartz worktops, complete with integrated Bosch oven, Bosch hob, integrated dishwasher and integrated fridge freezer, extractor fan, window with venetian blinds, door with an adjacent glass pane, to the rear garden with roller blinds, generous space for kitchen, living and dining areas with generous sockets with integrated USB points, raised socket for a wall-mounted TV, recessed lighting.

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Utility Room	1.10m x 1.90m	Tiled floor, fully plumbed, houses the washer and dryer and the hot water cylinder for the air to water heat pump, extractor fan and light fitting.
Landing	3.70m x 1.50m	Carpet flooring, window with blinds and light fitting.
Master Bedroom	3.75m x 4.00m	Fitted wardrobes, carpet flooring, light shade, curtains and blinds, TV point with raised socket for a wall-mounted television.
Walk-In Wardrobe	1.50m x 1.45m	Carpeted floor, fully shelved and railed with drawers, light fitting.
Ensuite	1.70m x 2.15m	Tiled floor and fully tiled shower cubicle, w.c., w.h.b., vertical heated towel rail, window with venetian blinds, light fitting and extractor fan (fitted mirror not included).
Bedroom 2	4.63m x 3.21m	Carpet flooring, fitted wardrobes with shelving, light shade, curtains and blinds, full-length window.
Bedroom 3	4.02m x 2.47m (at max)	Carpet flooring, blinds, light shade, space above the bed for a wardrobe if required. Fitted shelving over the bulkhead and cabinet with glass not included
Bathroom	2.00m x 2.21m	Tiled floor with tiling around the bath and sink, w.c., w.h.b., bath with shower screen and monsoon shower head, mirror with shaving light, vertical heated towel rail, built-in toiletries cabinet under the sink, light fitting and extractor fan.
Attic		Accessed via a drop-down attic ladder from the landing, partially floored, with power and lighting.

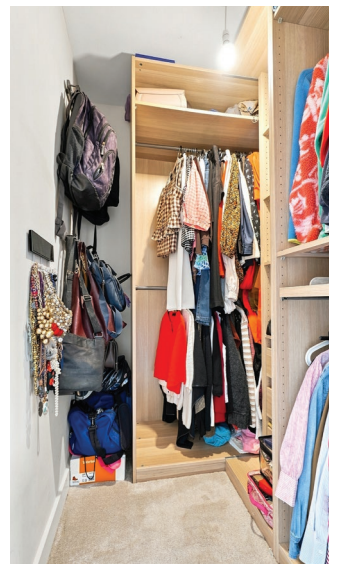
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Garden 12.00m x 7.70m

Porcelain tiled patio, steel shed on a concrete base wired for power (not yet connected), raised beds with a mixture of mature planting, outside light, outside tap, side entrance with gate, PVC fascia and soffit, outside sockets, French drain system installed throughout.

Additional Information:

- Gross internal floor area approx. 112 sq.m (1,205sq. ft)
- Built in 2023
- Monitored alarm system
- Red brick finish to the front elevation
- Plastered finish to the side and back
- Side gate providing access to the rear garden

Items Included in sale:

Integrated Bosch oven, Bosch hob, integrated dishwasher and integrated fridge freezer, extractor fan and light fittings.

Services:

- Mains water
- Air to Water heat pump

Garden

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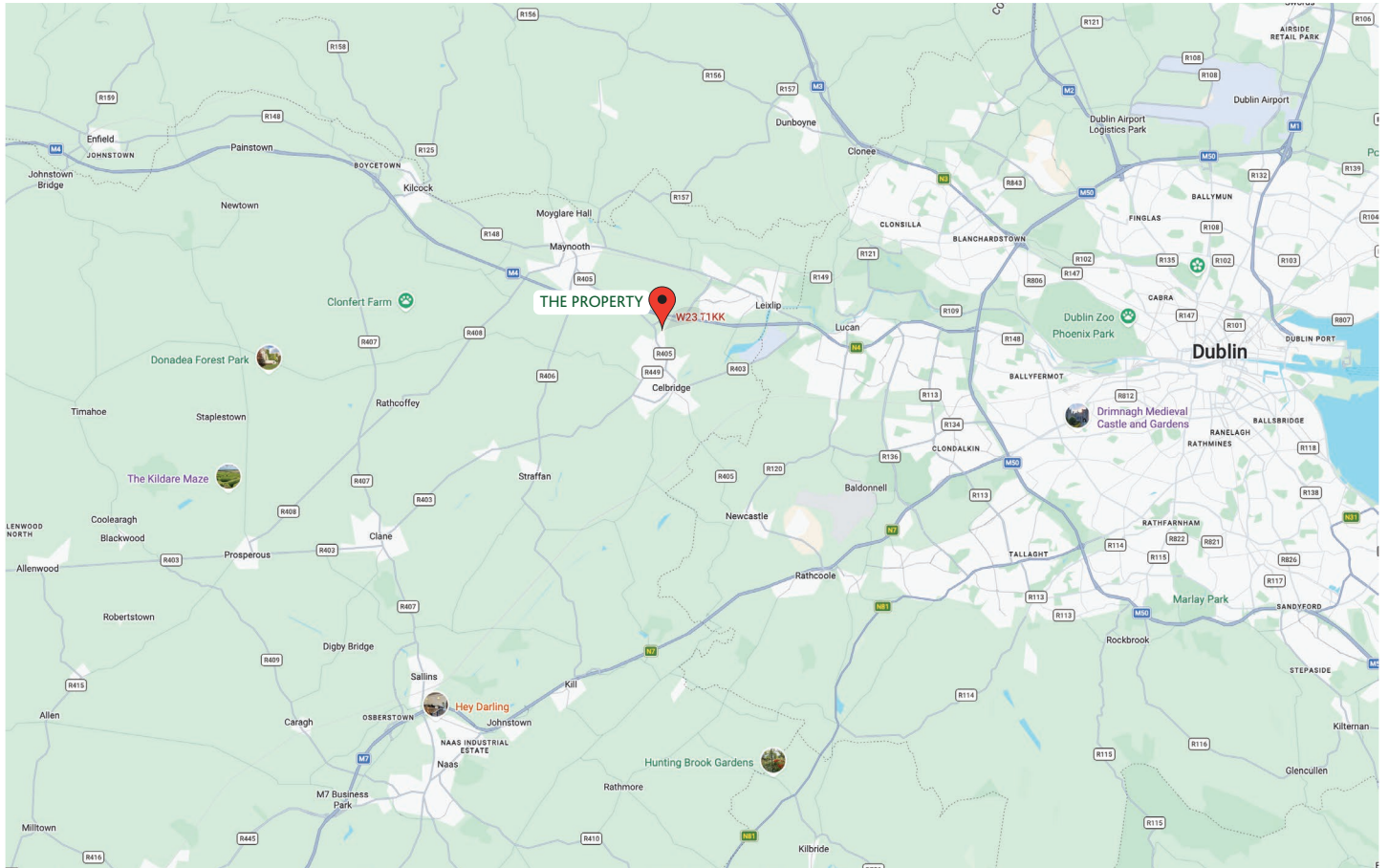
Floor Plans

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Directions

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Directions
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Viewing
By appointment only

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