

Residential

Coonan
PROPERTY



74 Thornhill Meadows, Celbridge, Co. Kildare

- Coonan Property presents an immaculate three-bedroom home located just a short walk from schools, shops and public transport
- Positioned near the end of a cul-de-sac on a large site with generous front driveway, side entrance and rear garden
- Accommodation briefly comprises entrance hallway, living room, kitchen/dining area, guest w.c., three bedrooms and family bathroom
- Potential to extend to the side and rear subject to necessary p.p
- Thornhill Meadows is an ideal location, just a short walk to a host of amenities including Tesco, Aldi & Lidl, sports clubs and highly regarded 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 semi-detached house
extending to approx.
90 sq.m (969 sq.ft)

Guide Price:

€435,000

Private Treaty

Accommodation

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Entrance
Hallway

6.5m x 1.72m

Laminate wood flooring, coving, under stair storage and light fitting.

Guest W.C.

0.8m x 1.8m

Tiled flooring, semi tiled walls, w.c., w.h.b., shaving light and roller blind.

Kitchen/
Dining

2.94m x 5.22m

Tiled flooring, shaker style wall and floor units, tiled splashback, electric hob, fridge freezer, oven, dishwasher, double french doors with blinds, light shades and double doors into the living room.



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Living Room **3.4m x 5.16m**

Semi solid oak flooring, feature fireplace with granite hearth, coving, light fitting, curtains, blinds, coving and wall lights.

Landing **1.83m x 2.9m**

Carpet on stairs, T & G wood flooring, attic access, hot-press and light fitting.



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**Master
Bedroom**

3.35m x 3.73m

T & G wood flooring, fitted wardrobes with mirror, light shade, curtains and blinds.

**Bedroom 2
(Front)**

3.18m x 3.86m

T & G wood flooring, fitted wardrobes with mirror, light shade, curtains and blinds.

**Bedroom 3
(Front)**

2.72m x 2.37m

T & G wood flooring, light shade, curtains and blinds.



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Bathroom

2.57m x 1.8m

Tiled flooring, semi tiled walls, bath, shower cubicle with electric shower, w.c., w.h.b., vertical heated towel rail, fitted mirror and light fitting.

Garden

7.85m x 13.5m

Two patio areas, block built shed and block boundary wall.



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Additional Information:

Gross internal floor area approx. 90sq.m (969sq.ft)

Built in 1995

Double gated side entrance (2.32m)

PVC fascia and soffits

Outside lights

Outside taps

Double glazed windows

Items Included in sale:

Electric hob, fridge freezer, oven, dishwasher, light shade, curtains and blinds.

Services:

Mains water

Oil fired central heating

Entrance Driveway:

Generous driveway with parking for 3 to 4 cars and front lawn with fence.



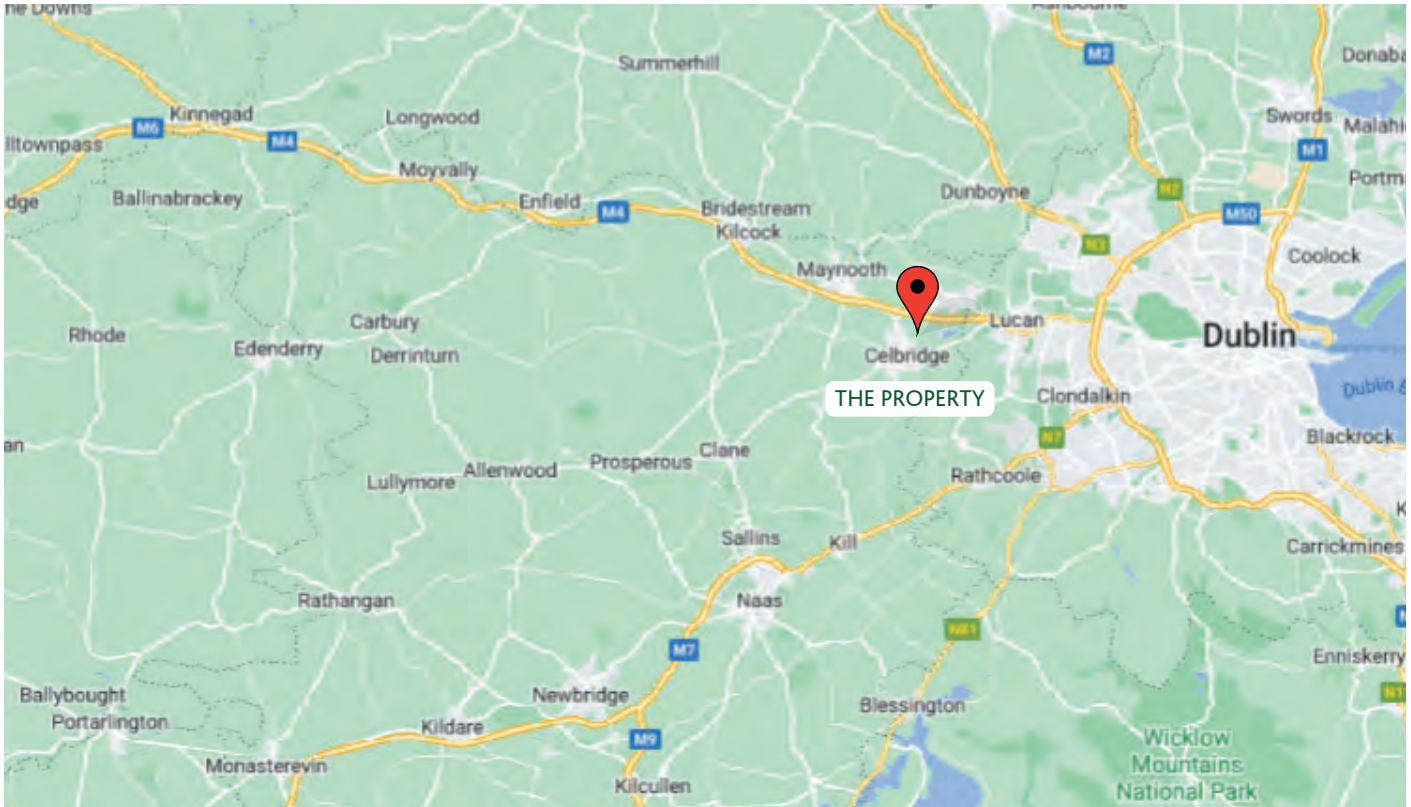
Floor Plans

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Directions

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Directions

W23 YF88

BER

BER C

Viewing

By prior appointment at any reasonable hour.

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