

Residential

Coonan
PROPERTY



72 Thornhill Meadows, Celbridge, Co. Kildare

- Coonan Property presents an exceptional three-bedroom home with large rear extension 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, open plan kitchen/dining area, large family room off the kitchen, three bedrooms and main bathroom
- Impressive property featuring a stylish contemporary kitchen, bathroom, upgraded windows and doors and high-quality finishes throughout
- 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.
103 sq.m (1,109 sq.ft)**

**Guide Price:
€465,000**

Private Treaty

Accommodation

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Entrance Porch **1.58m x 1.53m**

Tiled flooring, sliding door and recessed lights.

Entrance
Hallway

4.85m x 1.72m

Herringbone laminate flooring, alarm panel, coving, under stair storage, storage closet, radiator cover and light fitting.

Guest W.C.

0.77m x 1.78m

Fully tiled, w.c., w.h.b, fitted mirror with lighting and venetian blinds.



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Living Room 3.48m x 5.11m

Herringbone laminate flooring, feature fireplace with wood burning stove insert, granite hearth, light fitting, venetian blinds, curtains and double French doors leading into the kitchen.

Kitchen/ Dining 5.21m x 2.95m

Herringbone laminate flooring, fitted shaker style floor and wall units, worktop and upstand, oven, electric hob, extractor fan, stainless steel sink, two feature light fittings, venetian blinds and opening into family room.



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Rear Family Room

4.8m x 3.23m

Herringbone laminate flooring, recessed lights, two Velux windows, double French doors leading out to rear garden, TV point, venetian blinds and curtains.

Landing

1.88m x 2.9m

Carpet, hot-press, attic access with fitted ladder, light fitting, window with Venetian blinds.



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**Master
Bedroom**

3.33m x 3.74m

Facing rear garden.
Carpet, fitted wardrobes, curtains, venetian blinds and light fitting.

Bedroom 2

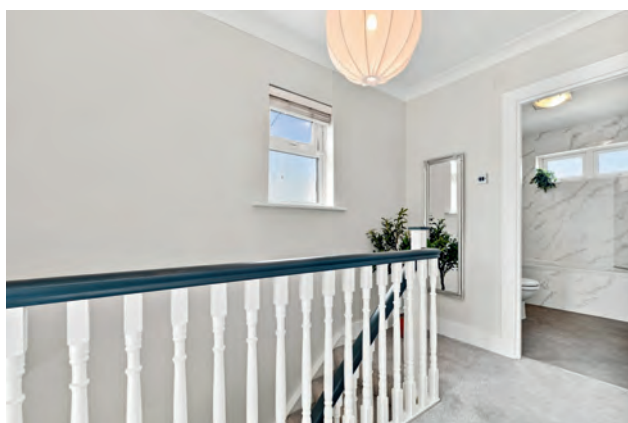
3.35m x 3.85m

Facing front
Carpet, fitted wardrobes, curtains, venetian blinds and light fitting.

Bedroom 3

2.66m x 2.37m

Facing Front
Carpet, fitted wardrobes and blinds.



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Bathroom **2.56m x 1.81m**

Tiled walls, lino covering, w.c., w.h.b. with built in vanity unit, bath with shower screen, Mira electric shower and light fitting.

Garden

Mature red robin hedging surround, raised beds, sandstone patio, loose chippings and barna shed.

Steel Shed **3.17m x 2.47m**

With power supply.



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Additional Information:

Gross internal floor area approx. 103. 2sq.m
Built in 1995
Large gated side entrance (2.97m wide)
Outside tap
PVC fascia and soffits
Double glazed windows
CCTV cameras to front & back of house

Items Included in sale:

Oven, electric hob, extractor fan, light fittings, venetian blinds and curtains.

Services:

Mains water
Oil fire central heating

Entrance Driveway:

Cobble locked driveway, red brick wall and mature shrubs.



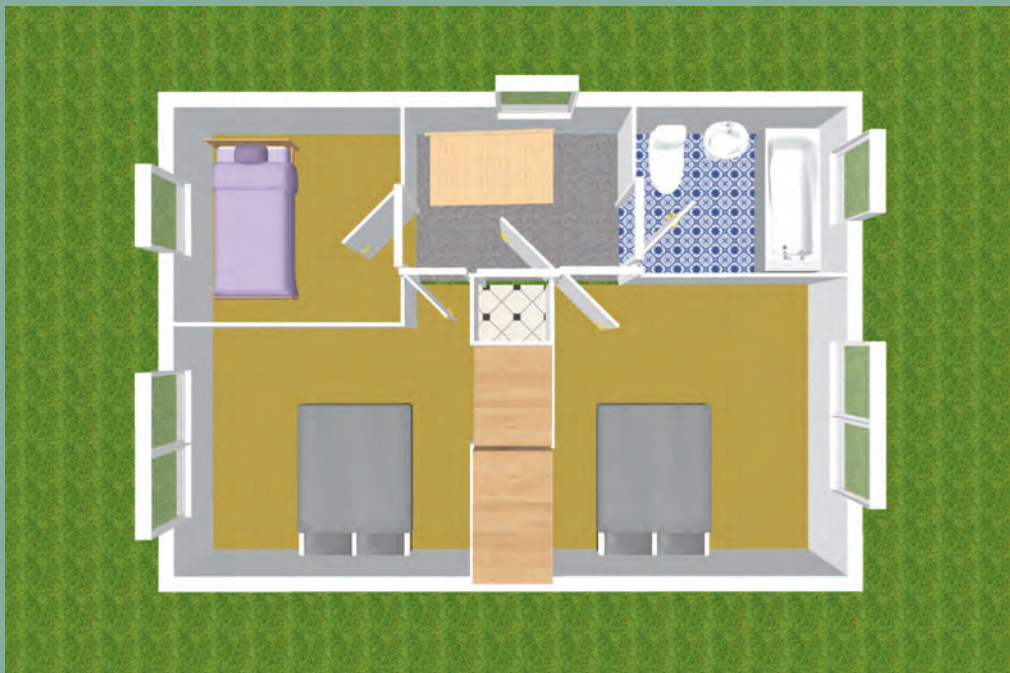
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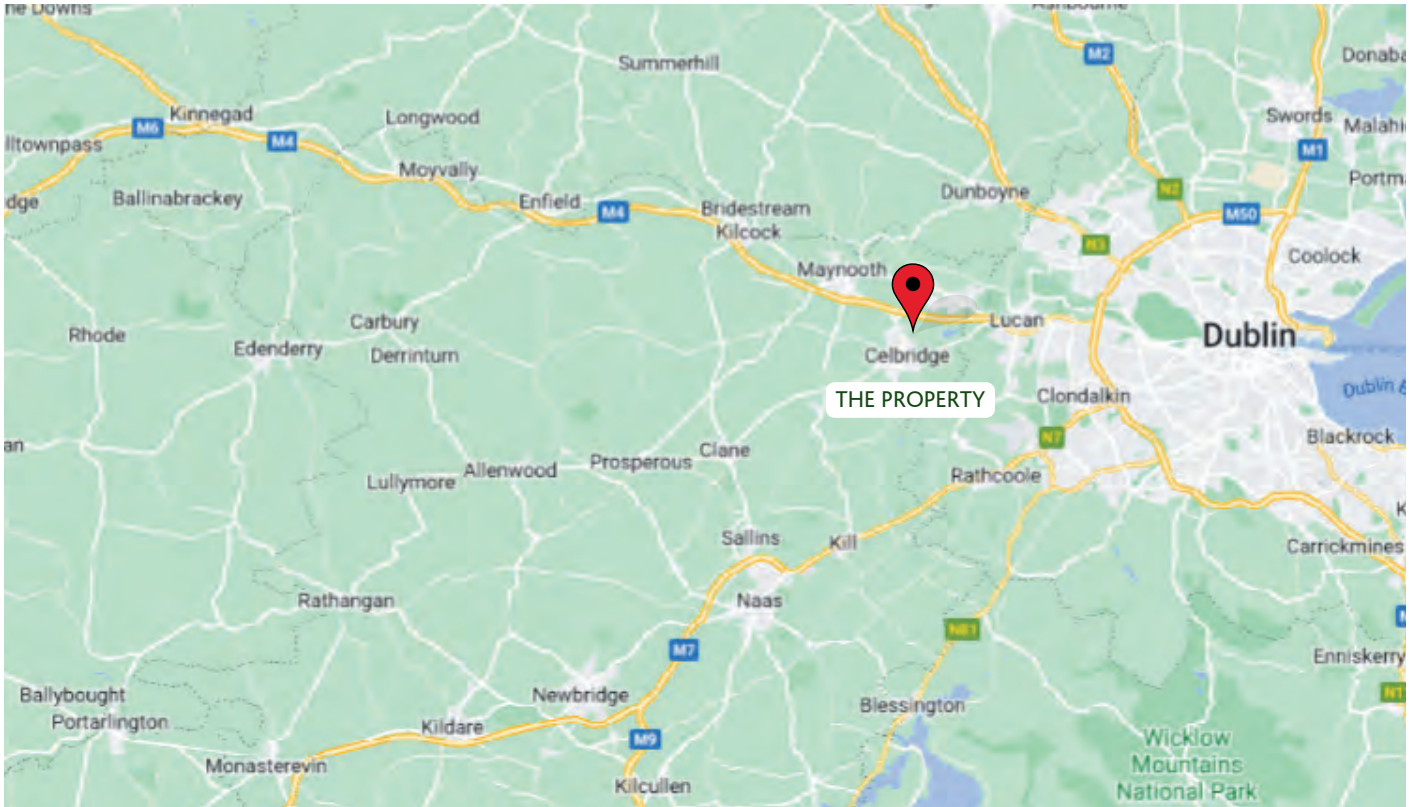
Floor Plans

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Directions

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Directions

W23XA43

BER

TBC

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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