

Residential

Coonan
PROPERTY



89 Thornhill Meadows, Celbridge, Co. Kildare

- Coonan Property presents a well-maintained three-bedroom home positioned just a short walk from schools, shops and public transport
- Accommodation extends to approx. 90sqm and briefly comprises entrance hallway, living room, kitchen/dining area, guest w.c., three bedrooms and family bathroom
- Large side entrance offers potential for a garage or extension, subject to the necessary planning permission
- Positioned close to the entrance of the development overlooking two well-maintained green areas
- Excellent location within walking distance of Tesco, Aldi, Lidl, primary and secondary schools, and a wide range of local amenities
- Ideal for commuters with easy access to the M4 motorway and regular bus services to Dublin within a short walk

**3 bedroom semi-
detached house
extending to approx.
90 sq.m (969 sq.ft)**

Guide Price:

€410,000

Private Treaty

Accommodation



Porch

1.56m x 1.42m

Carpet flooring, light fitting, red brick walls and a sliding door.

Entrance
Hallway
(Including
Guest W.C.)

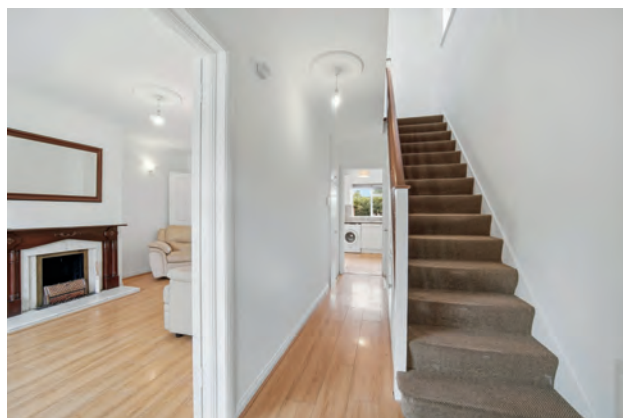
1.74m x 4.74m

Laminate flooring, alarm panel, coving, roller blinds, hanging pendant light and additional storage space.

Guest W.C.

0.75m x 1.77m

Laminate flooring, w.c., w.h.b., window, fitted mirror and shaving light.



Accommodation

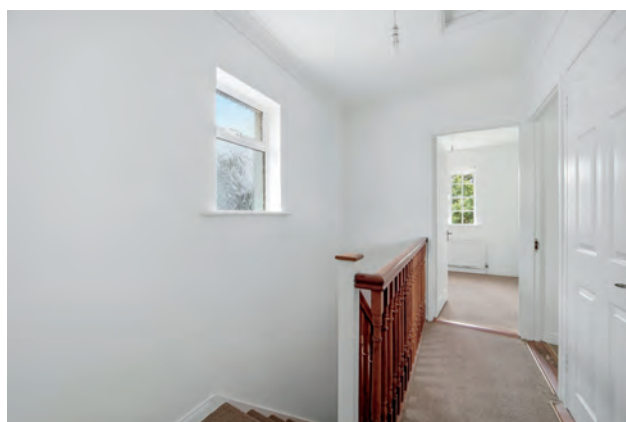
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Living Room 5.2m x 3.33m

Laminate flooring, hanging pendant light, roller blinds, coving, double French doors leading to kitchen/dining area, open fire place with marble hearth and oak surround.

Kitchen/ Dining Area 5.2m x 2.95m

Laminate flooring, tiled splash back, hanging pendant light with shade, floor to wall kitchen cabinet units, venetian blinds, curtains, sliding doors to rear garden, fully plumbed with washing machine, integrated oven, hob, extractor, free standing fridge/freezer and Neff dishwasher.



Accommodation



Landing **2.89m x 1.83m** Carpet flooring from stairway to landing, hanging pendant light and hot press with shelving.

Master Bedroom (Rear) **3.34m x 4.38m** Carpet flooring, hanging pendant light, fitted wardrobes, roller blinds and curtains.

Bedroom 2 (Front) **2.78 x 4.64m** Carpet flooring, hanging pendant light, fitted wardrobes, roller blinds and curtains.



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**Bedroom 3
(Front)**

2.38m x 2.71m

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

**Family
Bathroom**

2.58m x 1.81m

Fully tiled, light fitting, window, w.c., w.h.b., bathtub with Triton shower system.

Garden

7.91m x 11.66m

Lawn area, wooden shed, outdoor tap and wide side entrance with gate.



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Additional Information:

Gross internal floor area approx. 90 sq.m.
Built c. 1990
Not overlooked front or back
North/West facing rear garden

Services:

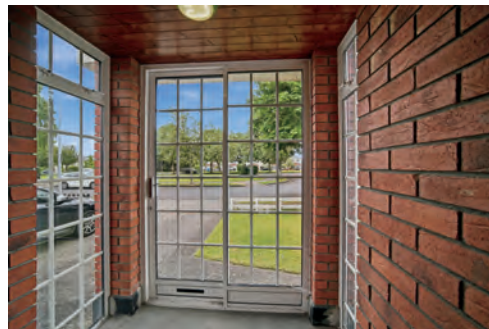
Mains water
Oil fired central heating

Items Included in sale:

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

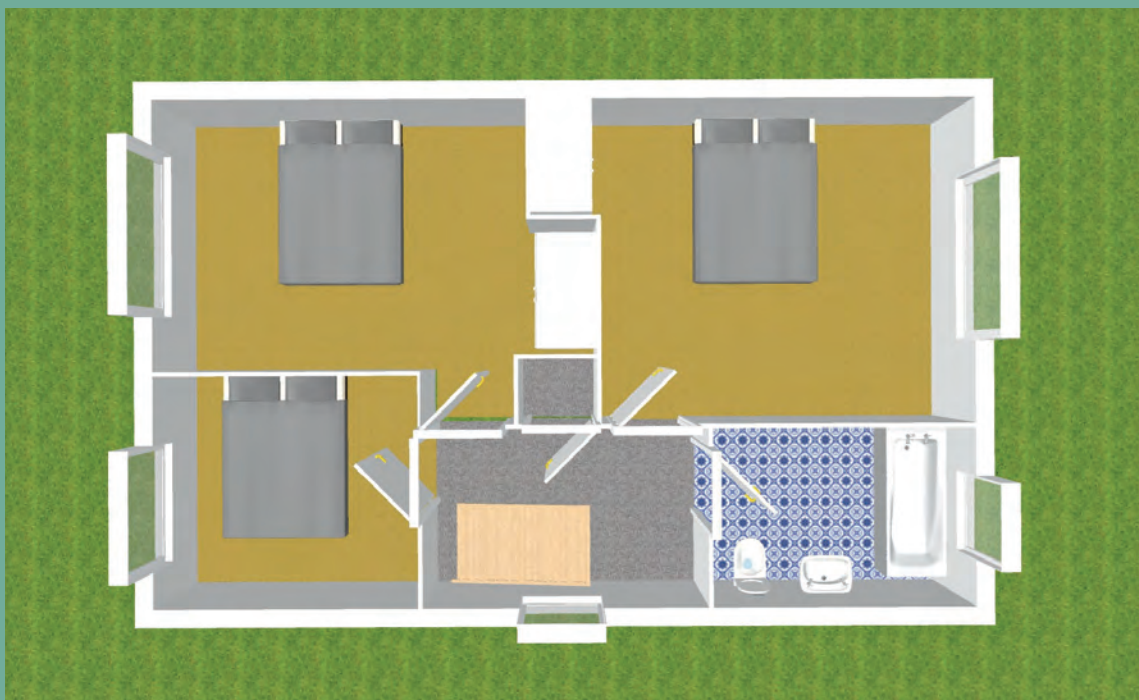
Entrance Driveway:

Parking for 2 cars and lawn area.



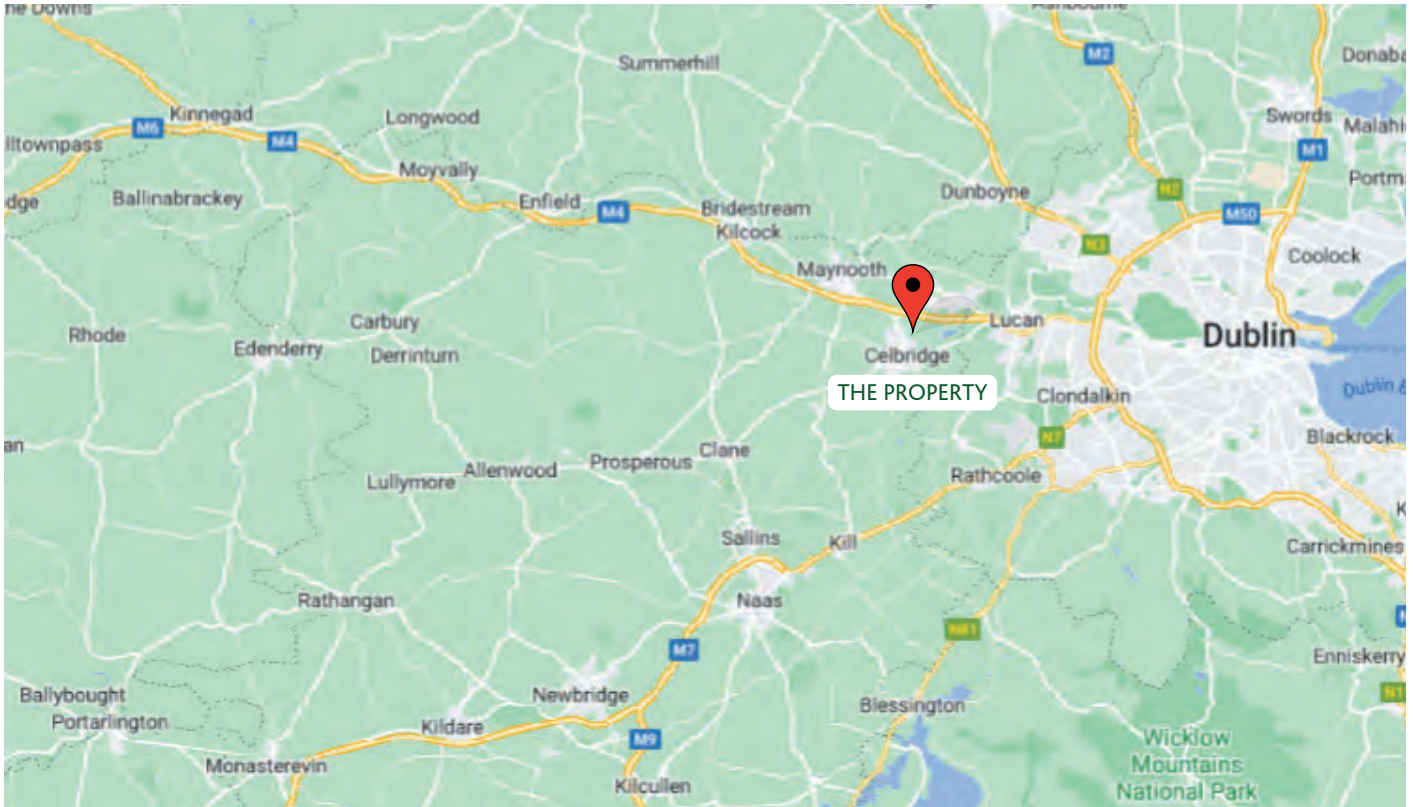
Floor Plans

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Directions

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Directions

W23 YC98

BER

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Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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