

Residential

Coonan
PROPERTY



62 Beatty Park, Celbridge, Co. Kildare

- Coonan Property proudly presents this superb three-bedroom home, beautifully modernised in recent years and ideally located just minutes from Celbridge Town Centre
- Accommodation comprises entrance hall with porch, living room, kitchen/dining area, three bedrooms and a family bathroom.
- Presented in excellent condition throughout, featuring triple-glazed windows, a contemporary kitchen, stylish wet-room shower area, and high-quality flooring
- Enjoys a sunny west-facing rear garden with patio and garden room
- Attractive resin driveway with granite border
- Quietly positioned on a cul-de-sac with direct access to a well-maintained green space — ideal for families with young children
- Beatty Park is a mature and ghly regarded development with a strong community feel and close proximity to schools, shops, and everyday amenities
- Within walking distance of Celbridge Main Street, with bus routes at the estate entrance, Hazelhatch Train Station nearby, and excellent access to the N4/M4 road network

**3 bedroom home
extending to approx.
89 sq.m (958 sq.ft)**

Guide Price:

€425,000

Private Treaty

Accommodation

Coonan
PROPERTY

Entrance Porch **1.5m x 1.5m**

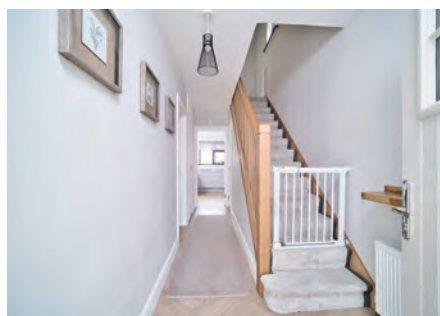
Tiled flooring, recessed lights, triple glazed composite glass door and porch is insulated with warm boards.

Entrance Hallway **4.74m 1.75m**

Herringbone flooring, carpet up the stairs, storage cupboard, light fitting and composite front door.

Guest W.C. **0.8m x 1.8m**

Tiled flooring, w.c., w.h.b. with built in vanity unit, mirror with light and blind.



Accommodation

Coonan
PROPERTY

Living Room 5.17m x 3.31m

Herringbone flooring, built in display units and tv cabinet, Henley solid fuel stove, TV point, light fitting, blinds and double doors leading into kitchen.

Kitchen/Dining 5.22m x 2.96m

Herringbone flooring, contemporary high gloss fitted wall and floor units, back splash is micro cement Quartz sink, induction hob, integrated microwave, dishwasher, fridge-freezer, extractor fan, recessed lights, blinds and double French doors leading to patio area.

Landing 2.83m x 1.76m

Solid oak staircase, carpet, hot-press, attic access via folding ladder and light fitting.



Accommodation

Coonan
PROPERTY

Master
Bedroom

3.4m x 3.74m

Carpet, fitted wardrobes, feature half panelled wall, light fitting and blinds.

Bedroom 2

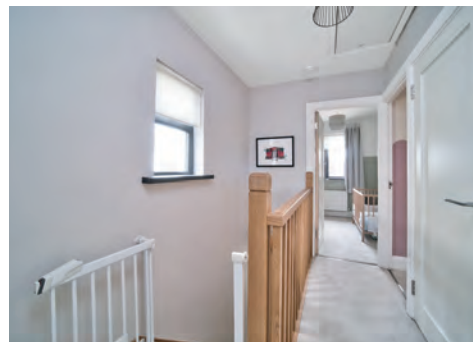
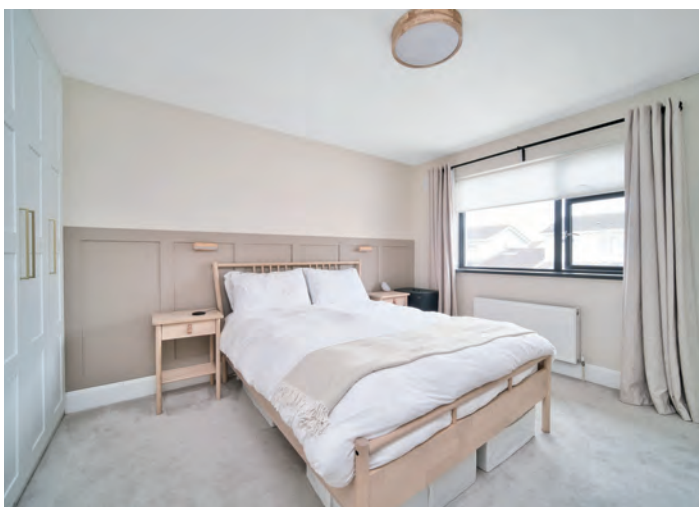
3.42m x 3.83m

Carpet, fitted wardrobes and blinds.

Bedroom 3

2.38m x 2.78m

Carpet, fitted wardrobes and blinds.



Accommodation

Coonan
PROPERTY

Bathroom

2.63m x 1.57m

Fully tiled, wet room shower area with screen, Triton electric shower, w.c. with integrated flush button, w.h.b. with built in vanity unit, integrated tap, integrated feature mirror, recessed lights, vertical radiator, window and extractor fan.

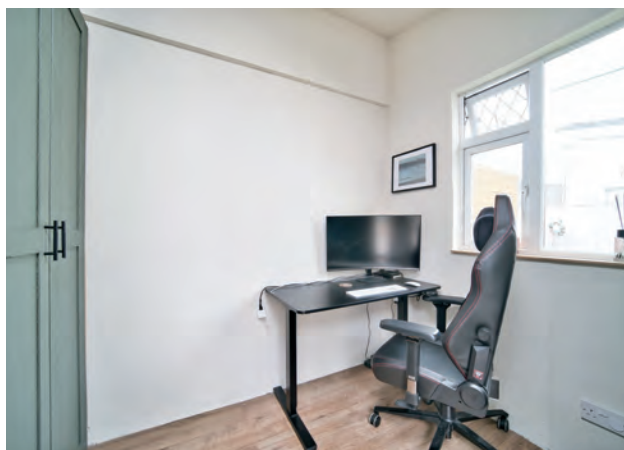
Garden

10.5m x 8m

West facing rear garden with patio area, lawn area, large gated side entrance with resin finish.

Garden Room

Insulated, electricity supply and plumbed.
Currently used as an office with storage and houses oil boiler.



Accommodation

Coonan
PROPERTY

Additional Information:

Gross internal floor area approx. 89sq.m (958sq.ft)

Built c.1987

Nest smart heating controls

Outside lights

Outside tap

Large side entrance (3.32m)

Triple glazed windows throughout

Condensing oil boiler

New water tank

Attic floored for storage and fully insulated

Services:

Mains water

Oil fire central heating

Condensing boiler

Items Included in sale:

Induction hob, integrated microwave, dishwasher, fridge-freezer, extractor fan and blinds.

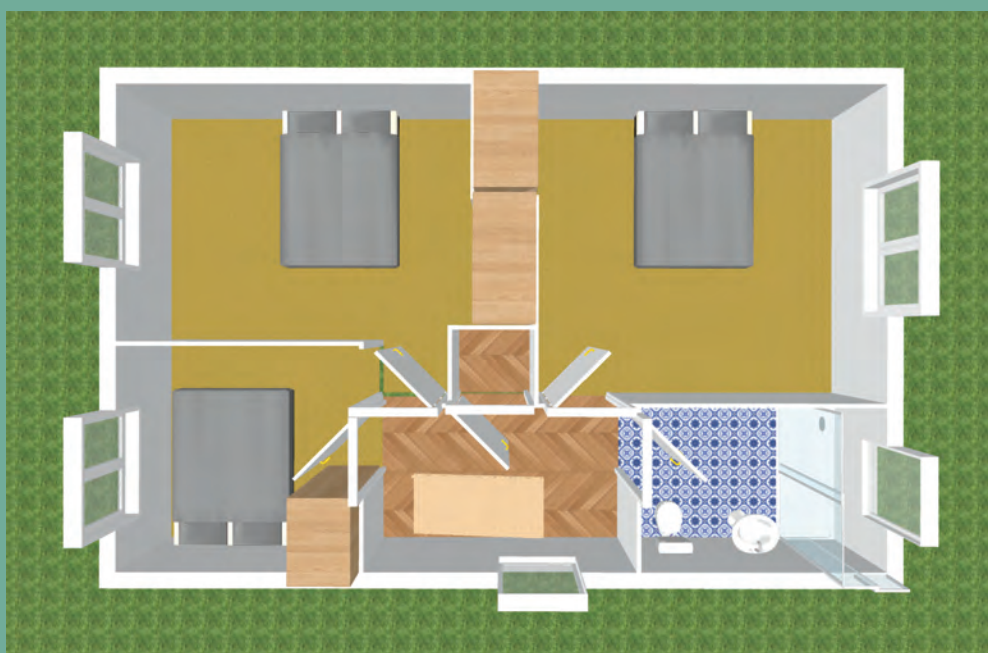
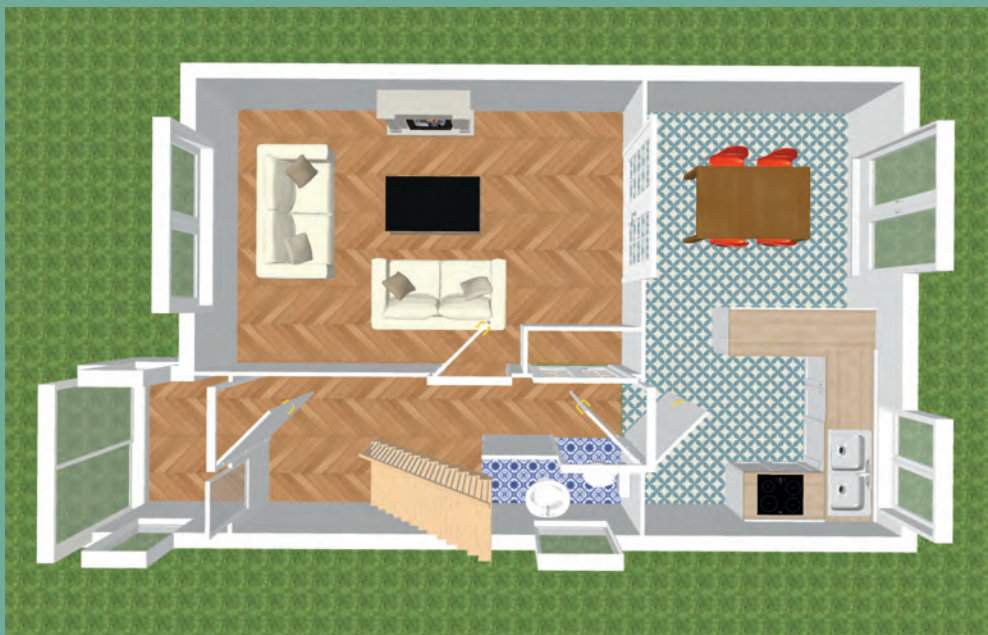
Entrance Driveway:

Resin driveway with parking for two cars, brick wall and mature planting.



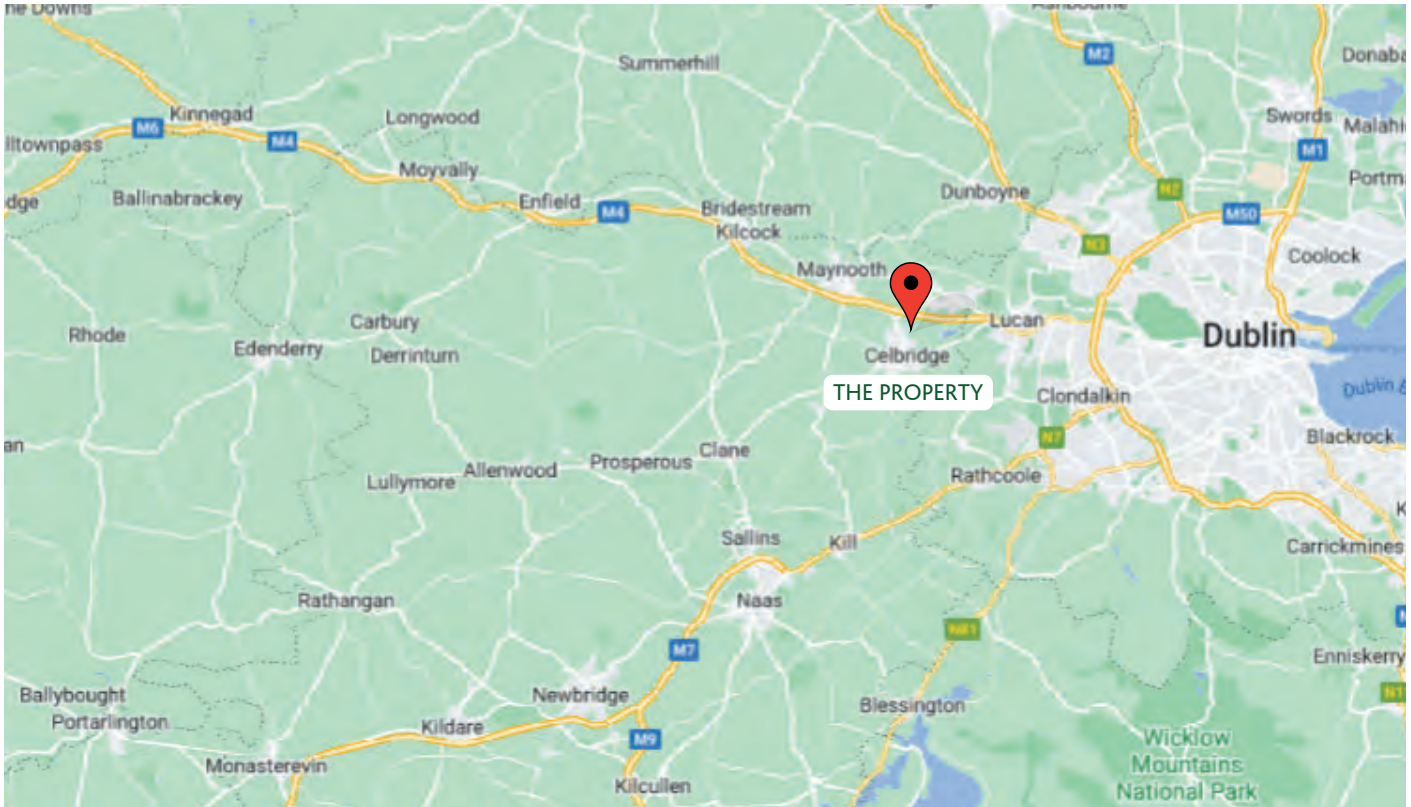
Floor Plans

Coonan
PROPERTY



Directions

Coonan
PROPERTY



Directions

W23 EF21

BER

TBC

Viewing

By prior appointment at any reasonable hour.

Coonan
PROPERTY

Contact Information:

Mick Wright

016288400

mickw@coonan.com

PSRA No.: 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm does not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.



Coonan Mortgage Group Limited t/a Coonan Financial Group is regulated by the Central Bank of Ireland. Registration No.: 431200

For all your mortgage needs contact:

Dermot Horan / Romana Anca

01 505 2718

admin@coonanmortgage.com

coonan.com