

Residential

Coonan
PROPERTY



43 Chelmsford Manor, Celbridge, Co. Kildare

- Coonan Property proudly presents this spacious, A-rated three-bedroom home in the prestigious Chelmsford Manor development.
- Built in 2016 to an exceptional standard, boasting an impressive A3 BER rating and finished to an exceptional standard both inside and out
- Briefly comprising entrance hall, guest WC, spacious living room, open-plan kitchen/dining area, three generously sized bedrooms inc. master ensuite and main bathroom.
- Superb attic space which is accessible by a folding ladder and suitable for conversion
- Stunning west facing rear garden complete with granite patio, lawn area, timber shed and array of mature plantings and trees and enjoys complete privacy
- Positioned near the end of a quiet cul-de-sac, offering excellent privacy and a safe environment for families with a well-maintained green area across the road
- Conveniently located just 1.5km from Celbridge town centre, close to shops, schools, public transport, Hazelhatch train station, and the M4 motorway
- A superbly appointed family home offering space, comfort, and contemporary living in one of Celbridge's most desirable developments

3 bedroom home
extending to approx.
103 sq.m (1,109 sq.ft)

Guide Price:
€520,000

Private Treaty

Accommodation

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Entrance Hallway
(Utility Room
Under Stairway
Space)

6m x 2.5m

Laminate flooring, hanging pendant light, thermostat and alarm panel.

Guest W.C.

2.4m x 1.4m

Tiled flooring, recessed lights, w.c., w.h.b. and storage area (Houses Bosch gas boiler).

Living Room

4.8m x 6.3m

Laminate flooring, hanging pendant lights, double doors to rear garden,fully panelled wall, roman blinds and fitted curtains.



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Kitchen/Dining **5m x 3.2m** Area

Tiled flooring and splashback, shaker style kitchen cabinets with brass handles, recessed lights, thermostat, integrated Bosch oven, Bosch dishwasher, Bosch hob, stainless steel sink and fitted extractor fan.

Utility Room

Tiled flooring, fitted lights and fully plumbed.

Landing **3.4m x 3.5m** (Including Hot Press)

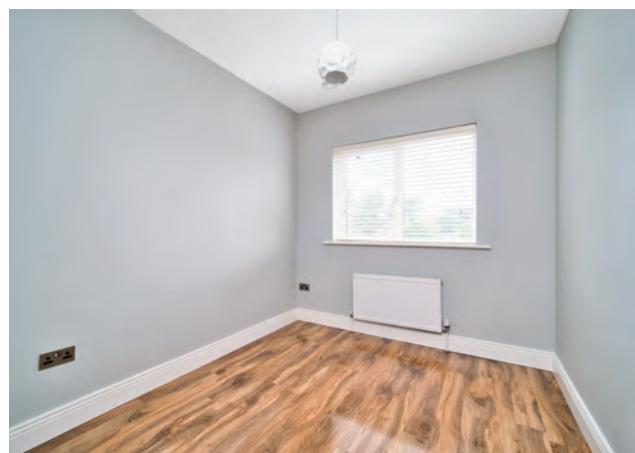
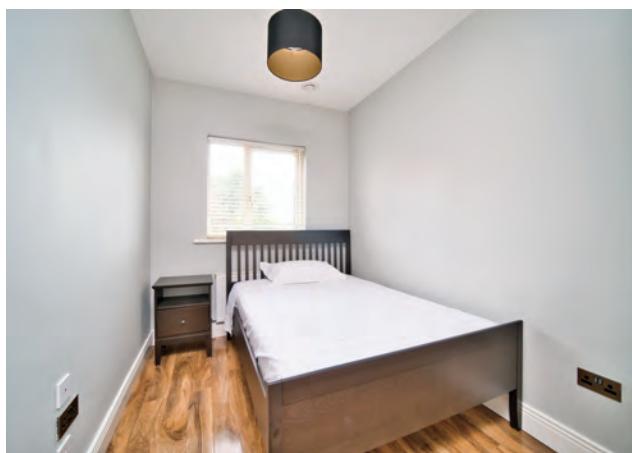
Carpet flooring from stairway to landing, hanging pendant light, fitted smoke detector, roof window, access to attic via fitted folding ladder and fitted light in attic space.



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Master Bedroom (Including Ensuite)	3.2m x 4.8m	Facing front of house. Laminate flooring, hanging pendant light, thermostat, fitted wardrobes and venetian blinds.
En-suite	2.3m x 2.6m	Fully tiled, recessed lights, sizeable standing shower with monsoon shower head, w.c., w.h.b., fitted mirror and a fitted vertical heated towel rail.
Bedroom 2 (Rear Facing)	3.4m x 2.6m	Laminate flooring, hanging pendant light, venetian blinds and fitted wardrobes.



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Bedroom 3 **2.4m x 2.2m**
(Rear Facing)

Laminate flooring, hanging pendant light, venetian blinds and fitted wardrobe.

Main Bathroom **2.2m x 1.9m**

Fully tiled bathroom, recessed lights, w.c., w.h.b., baththub with shower curtains, fitted mirror with shaving light and a fitted vertical heated towel rail.

Garden

West facing rear garden with granite patio and lawn area, raised flower bed, wooden shed and side entrance with wooden gate.



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Additional Information:

Gross internal floor area approx. 103 sq.m
Built in 2016
New condensing gas Bosch Worcester boiler fitted in 2022
Phonewatch alarm system - optional
Attic suitable for conversion
Not overlooked to the rear
Outdoor tap and lights
Water pump
Two designated parking spaces
Can be sold with all contents

Services:

Mains water
Central gas heating

Items Included in sale:

Integrated oven, hob, dishwasher, extractor fan, light shades, blinds and curtains.



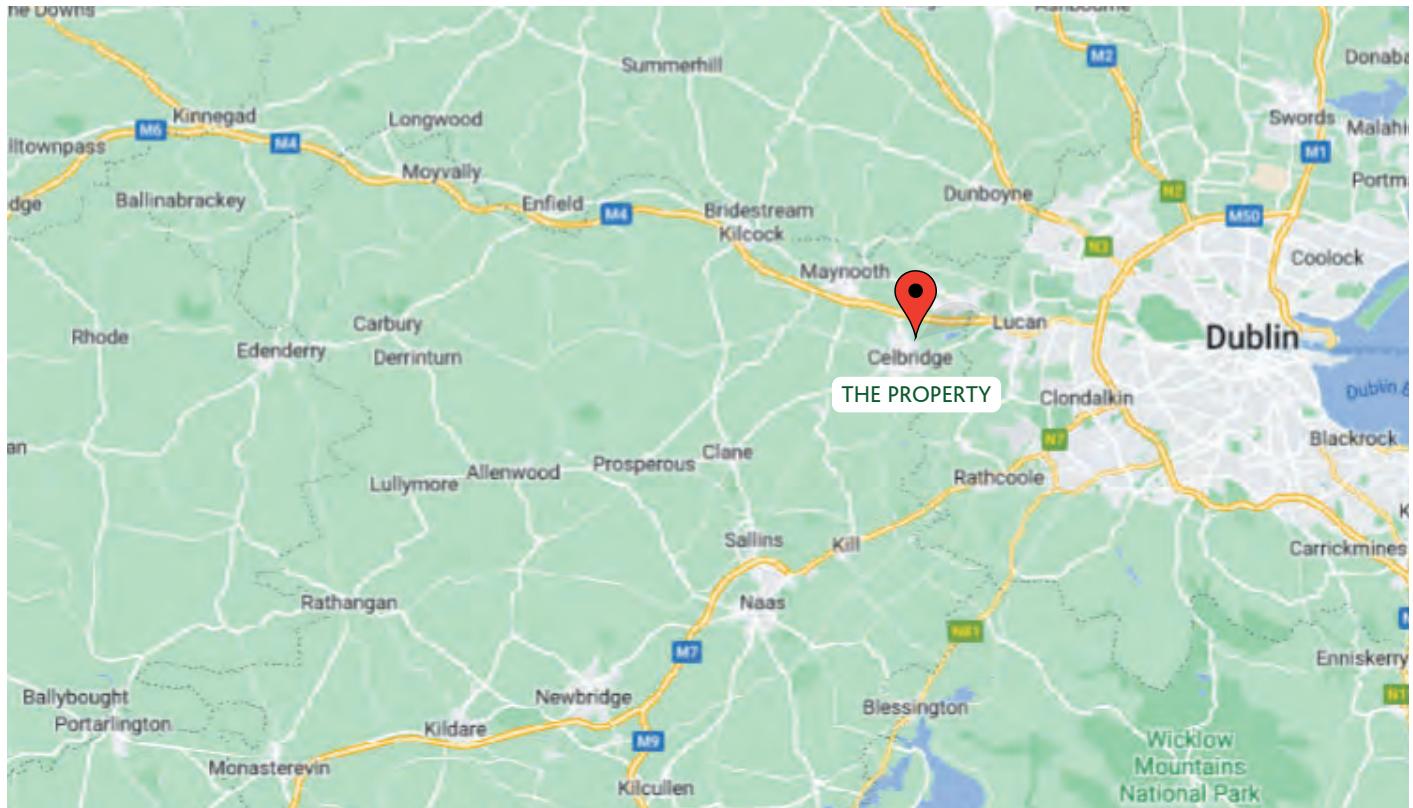
Floor Plans

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Directions

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Directions

W23 YF25

BER

BER A3

Viewing

By prior appointment at any reasonable hour.

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Contact Information:
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