

For Sale

Asking Price: €590,000

**Sherry
FitzGerald**
Brady O'Flaherty



1 Willow Drive, Primrose Gate, Celbridge, Co. Kildare, W23 KX70

BER C1

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Sherry FitzGerald Brady O'Flaherty are delighted to present 1 Willow Drive, a superb double fronted, four-bedroom, detached home ideally positioned within the ever-popular Primrose Gate development.

The property extends to 140 sq m and comprises of a welcoming entrance hallway leading to the contemporary kitchen/dining room with a separate utility room and WC on one side and to the other side, a generous dual-aspect living room, with French patio doors opening onto the rear garden. A versatile additional reception room on the ground floor offers excellent flexibility as a playroom or home office.

Upstairs, offers four generously proportioned bedrooms. The master bedroom, feature extensive fitted wardrobes and a fully tiled ensuite. The remaining bedrooms are spacious and bright and are served by a family bathroom.

Outside, the private rear garden is well maintained, and the property also enjoys the rare advantage of three private off-street parking spaces.

The location is second to none with Primrose Gate within comfortable walking distance of Celbridge village with its excellent selection of shops, cafés, schools and recreational amenities. Hazelhatch train station is easily accessible, offering regular services to Dublin city centre and beyond, while a range of bus routes serve the area.

Local conveniences within the development include a Tesco Express, pharmacy, medical centre and crèche, and the nearby Wolstan Abbey Shopping Centre provides further retail options. The M4, M50 and Lucan are all just a short drive away, making this an ideal base for commuters.

Special Features & Services

- Double fronted detached house
- 4 bedrooms
- 3 bathrooms
- GFCH (Gas fired central heating)
- Dual aspect living room
- Recessed lighting throughout the ground floor
- Excellent transport links
- Private rear garden
- Walking distance to Celbridge village
- Size: 139 sq. m
- Year Built: 2005
- Inclusion: Fixtures & fittings. Flooring, window coverings, light fittings, oven & hob.

Accommodation

Entrance Hall 5.92m x 4.32m (19'5" x 14'2"): A bright and welcoming hallway with wooden flooring. Ceiling coving and recess lighting. Large storage / hot-press.

Kitchen Dining Room 4.32m x 3.41m (14'2" x 11'2"): Range of modern cabinets, gas hob with LED under-cabinet lighting. Recess lighting and wooden flooring throughout.

Utility Room 2.68m x 1.81m (8'10" x 5'11"): Tiled flooring. Washing machine. Access to the rear garden.

Guest WC 1.61m x 1.57m (5'3" x 5'2"): WC, WHB, window.

Study/Playroom 3.73m x 2.91m (12'3" x 9'7"): Dual aspect with wooden flooring, ceiling coving and recess lighting.

Living Room 4.71m x 4.68m (15'5" x 15'4"): Dual aspect with feature fireplace and a gas fire. Ceiling coving, recess lighting, carpeted flooring. French double doors open out onto private rear garden.

Landing 6.24m x 5.35m (20'6" x 17'7"): Carpeted stairs and landing.

Bedroom 1 4.32m x 3.52m (14'2" x 11'7"): Large double room to the front of the property with extensive fitted wardrobes.

En-Suite 2.40m x 1.00m (7'10" x 3'3"): Fully tiled ensuite with WC, WHB and shower enclosure.

Bedroom 2 3.98m x 3.11m (13'1" x 10'2"): Large double room to the rear of the property. Carpeted flooring with fitted wardrobes.

Bedroom 3 2.76m x 2.64m (9'1" x 8'8"): Carpeted flooring.

Bedroom 4 2.76m x 2.58m (9'1" x 8'6"): Bedroom to the front of the property. Two corner windows. Carpeted throughout with fitted wardrobe.

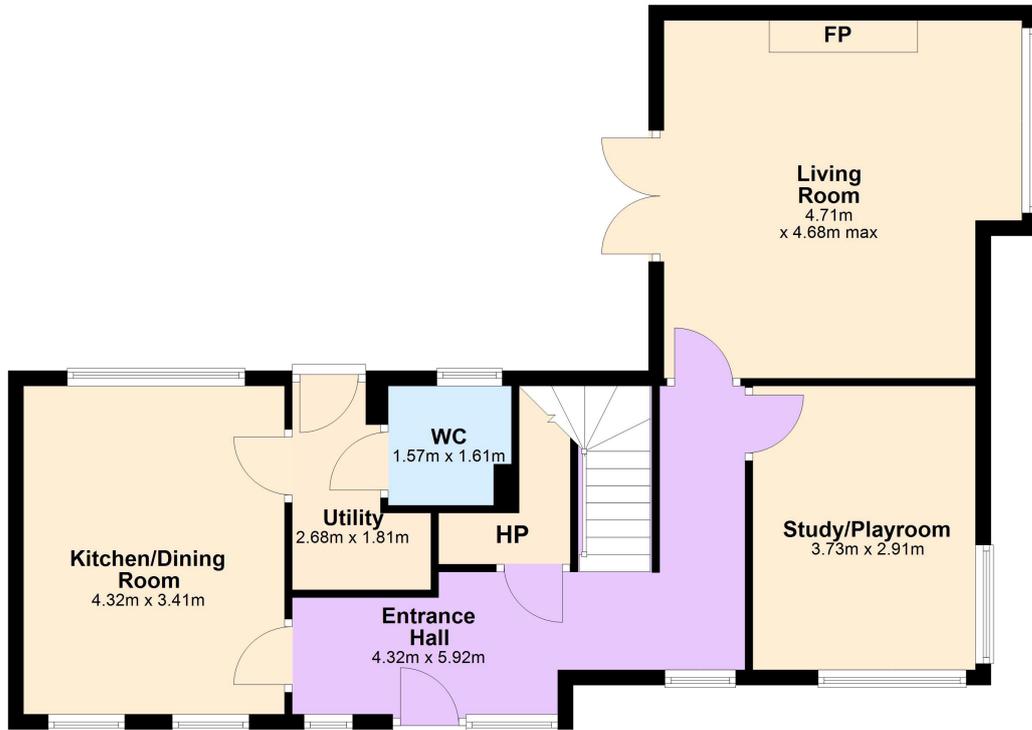
Bathroom 2.40m x 1.68m (7'10" x 5'6"): Fully tiled main bathroom with WC, WHB and bath with overhead shower fitting with a glass screen.

Outside To the front, a neat lawn with mature hedging enclosed with a metal railing. Two car parking spaces to the left with one more to the rear of the property.

To the rear, a well-maintained garden with a generous lawn area. Fully enclosed with both timber fencing and block wall boundaries and a timber garden shed.



Ground Floor



First Floor



NEGOTIATOR

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