

Residential

Coonan
PROPERTY



129 The Drive, Hazelhatch, Celbridge, Co. Kildare

- Coonan Property present this superb two-bedroom home, ideally located just minutes from Celbridge town centre and Hazelhatch Train Station
- Attractive end-of-terrace property featuring a sunny south-west facing rear garden
- Accommodation briefly comprises entrance hall, guest w.c./utility room, living room, kitchen/dining area, two bedrooms (including master ensuite) and a family bathroom
- Generous rear garden enjoying beautiful south-west facing views over open countryside
- Attic offers excellent potential for conversion, with many neighbouring homes already upgraded
- Conveniently located close to public transport links, including the new L58 and L59 Dublin Bus services
- Hazelhatch Park is ideally positioned within a short stroll of Celbridge Main Street, Hazelhatch Train Station, local schools and a range of shops

2 bedroom home
extending to approx.
78 sq.m (835 sq.ft)

Guide Price:

€375,000

Private Treaty

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Entrance
Hallway

(5.2m x 1.08m) +
(2.06m x 2m)

Carpet, coving, recessed lights and alarm panel.

Guest W.C.

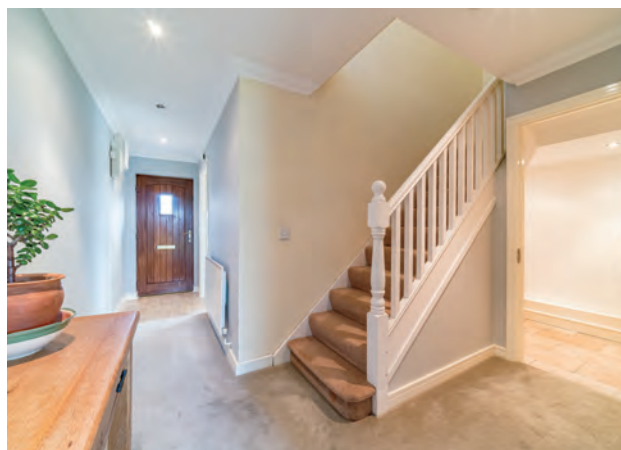
2.00m x 3.5m

Tiled flooring, w.c., w.h.b., fitted mirror, extractor fan, recessed lights and plumbed for washing machine.

Living Room

2.82m x 4.56m

Carpet, fireplace with electric fire insert, coving, recessed lights, sliding door leading to rear garden, curtains and blinds.



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**Kitchen/
Dining**

3.4m x 3.53m

Tiled flooring, shaker style fitted wall and floor units, tiled splashback, new cooker, new fridge freezer, gas boiler, roller blinds and light fitting,

Landing

4.67m x 2.00m

Carpet, hot-press, attic hatch and light fitting.

**Master
Bedroom**

2.98m x 3.75m

Carpet, fitted wardrobe, light fitting, curtains and blinds.



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En-suite **0.97m x 2.98m** Fully tiled, shower cubicle with monsoon shower head, w.c., w.h.b., light fitting and extractor fan.

Bedroom 2 **3.60m x 3.00m** Carpet, fitted wardrobes, light fitting, curtains and blinds.



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Bathroom **2.73m x 1.69m** Tiled flooring, semi tiled walls, bath, w.c., w.h.b., light fitting and extractor fan.

Garden **17.00m x 6.00m** South west facing rear garden with lawn area and not overlooked.



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Additional Information:

Gross internal floor area approx. 77. 5sq.m
(835sq. ft)

Built c.2005

Gas boiler serviced regularly

Not overlooked front or back

Barna shed

Low maintenance brick and dashed exterior

Pvc fascia and soffits

Outside light

Items Included in sale:

New cooker, new fridge freezer, gas boiler,
blinds, curtains and light fittings.

Services:

Mains water

Gas fire central heating

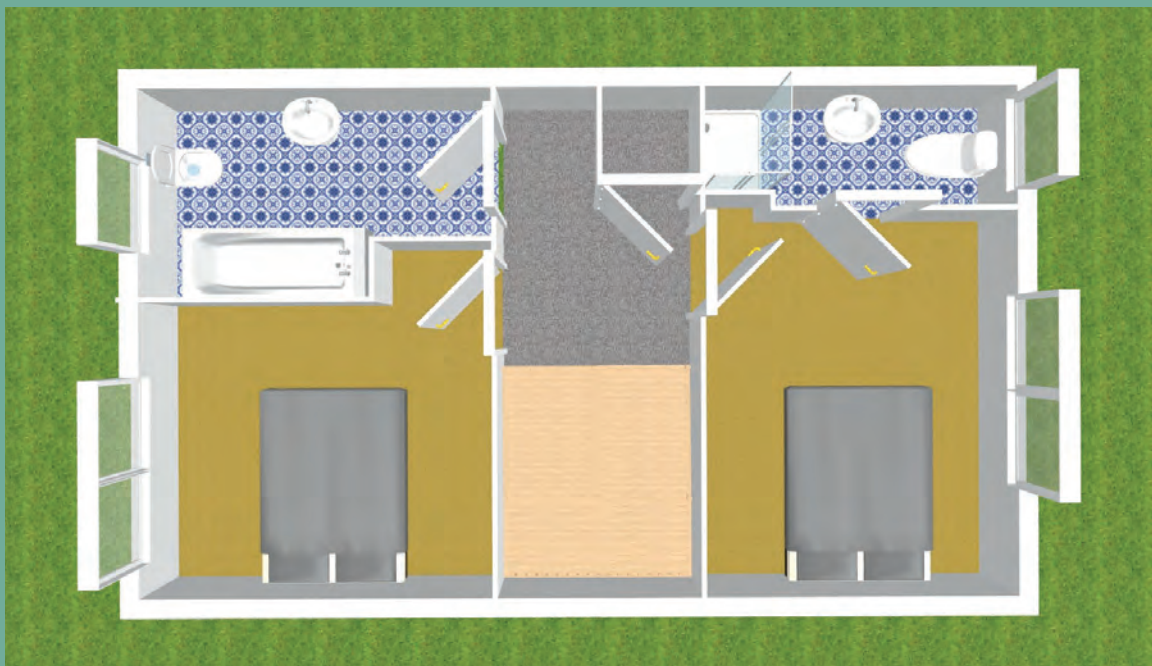
Entrance Driveway:

Private driveway with parking for 2 cars
and lawn area.



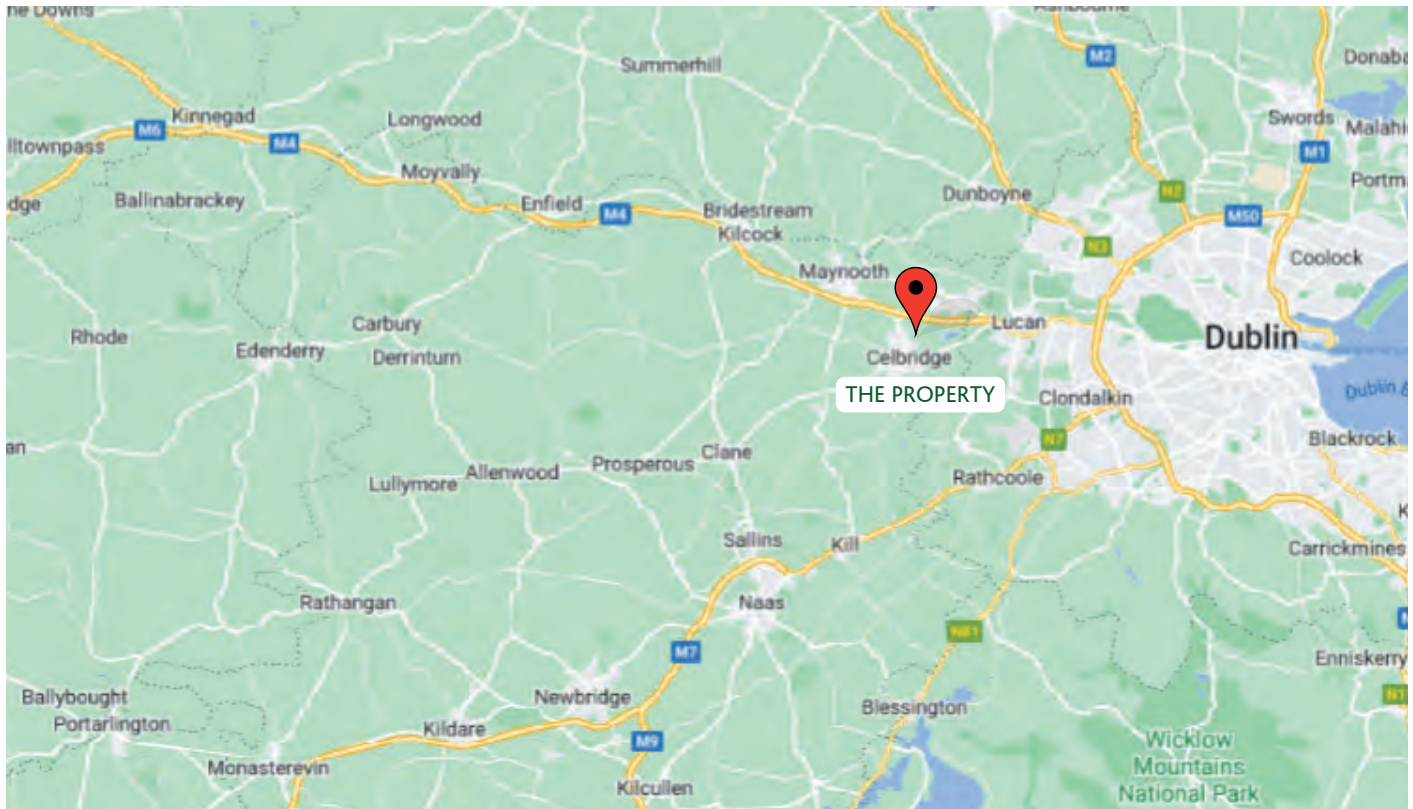
Floor Plans

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Directions

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Directions

W23 WP99

BER

BER B3

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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