

# Residential

**Coonan**  
PROPERTY



## 2 Abbey Lane, Abbey Farm, Celbridge, Co. Kildare

To register a bid on this property, please visit [coonanlive.com](https://coonanlive.com)

- Exceptional 4 bedroom detached property with south facing rear garden
- Extended to the side and rear giving an overall floor area of approx. 1,850 sq ft (172 sqm)
- Comprises main hallway, large open plan living/dining and kitchen area, four double bedrooms and two bathrooms
- Beautifully designed garden complete with fully insulated garden room, deck area and treehouse.
- South facing and not overlooked front and rear.
- Large cobble locked front drive and lawn.
- Abbey Farm is a highly sought after development with an abundance well maintained green areas all set close to the banks of the River Liffey.
- Ideally located just a short stroll from Celbridge village, bus stops, train station, schools and all local amenities.

PSRA No. 003764 [coonan.com](https://coonan.com)

4 bedroom  
detached  
approx. 1,850 sq ft  
(172 sqm)

Guide Price:  
**€425,000**

Private Treaty

# Accommodation

**Coonan**  
PROPERTY

## GROUND FLOOR:

Entrance Hallway

**6.4m x 2.31m**

Laminate wood flooring, coving, light fitting, under stairs storage and storage closet.

Open Plan  
Living Room/Dining

**6.2m x 8m (max)**

Laminate wood flooring, T.V. point, Velux windows, double doors leading to rear garden, vertical radiator, book shelves, light fittings, curtains, and archway leading to kitchen area.





# Accommodation

**Coonan**  
PROPERTY

Kitchen

2.86m x 7.97m

Tiled floor, floor and wall fitted units, stove oven with 7 ring hob, American fridge freezer, dishwasher, full height vaulted ceilings and light fittings.



# Accommodation

**Coonan**  
PROPERTY

## GROUND FLOOR:

Bedroom 1	3.76m x 4.72m	Laminate wood flooring, light fitting, coving, T.V. point, bay window and curtains.
Ensuite and ground floor bathroom	1.27m x 3.21m	Fully tiled, w.c., w.h.b., shower cubicle with electric triton T90xr shower, extractor fan and light fitting.
Bedroom 2	2.8m x 5.9m	Laminate wood flooring, light fitting, Velux window, full height vaulted ceilings, curtains and double doors leading to front drive.





# Accommodation

**Coonan**  
PROPERTY

## 1st FLOOR:

Landing	4.14m x 1.34m	Laminate wood flooring, hotpress, light fitting and window.
Bedroom 3	5.1m x 4.1m	Laminate wood flooring, curtains, Velux window, eaves storage and light fitting.
Bedroom 4	4.54m x 3.96m	Laminate wood flooring, slide robe wardrobes, light fitting, curtains and T.V. point.
Bathroom	2.33m 2.62m	Tiled floor, partially tiled walls, w.c., w.h.b., shower cubicle with Triton T90si electric shower, chrome heated towel rail, light fitting and fitted mirror with shaving lights.







Insulated garden room **6m x 2.4m**

Fully plumbed and power supply.

### Services:

Mains water  
Mains sewerage  
Oil fired central heating

### Items Included in sale:

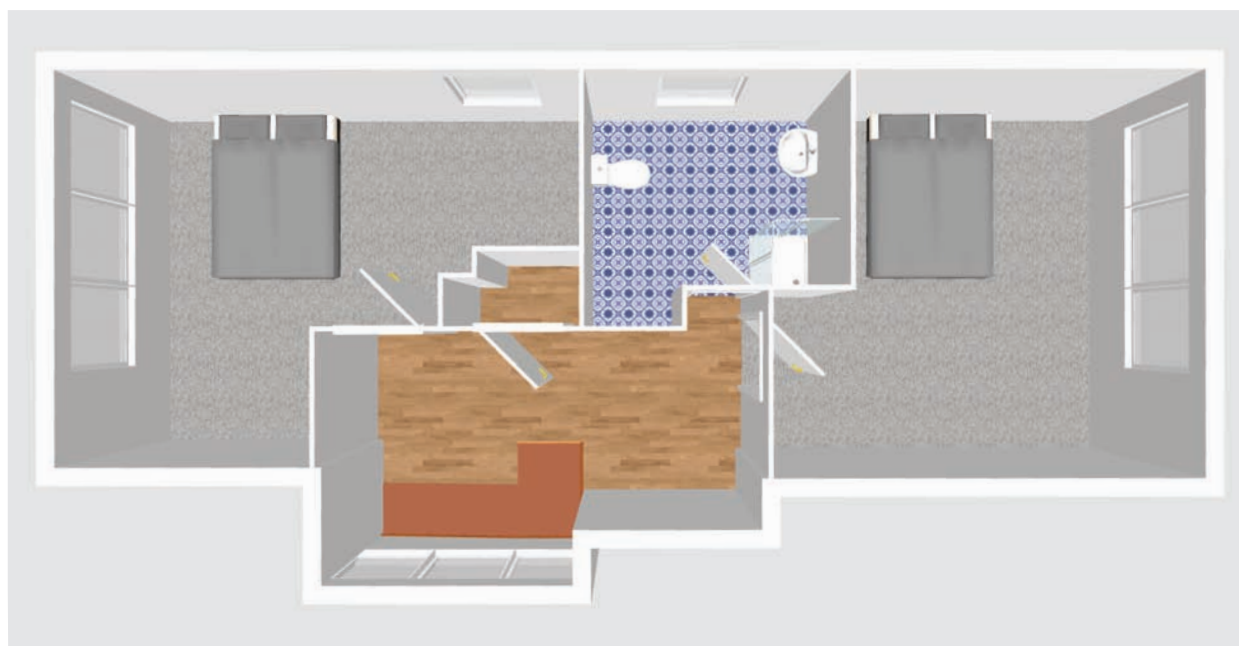
Stove oven with 7 ring hob, American fridge freezer, dishwasher, light fittings and curtains.

### Additional Information:

Cobble locked front driveway and lawn  
Overlooking a large green area  
Located in quiet cul-de-sac  
Not over looked to rear  
South facing teared rear garden extends to 7m x 10.6m  
Artificial grass and decking areas  
Kid's tree house  
Water softner  
Reverse osmosis water treatment system

# Floor Plans

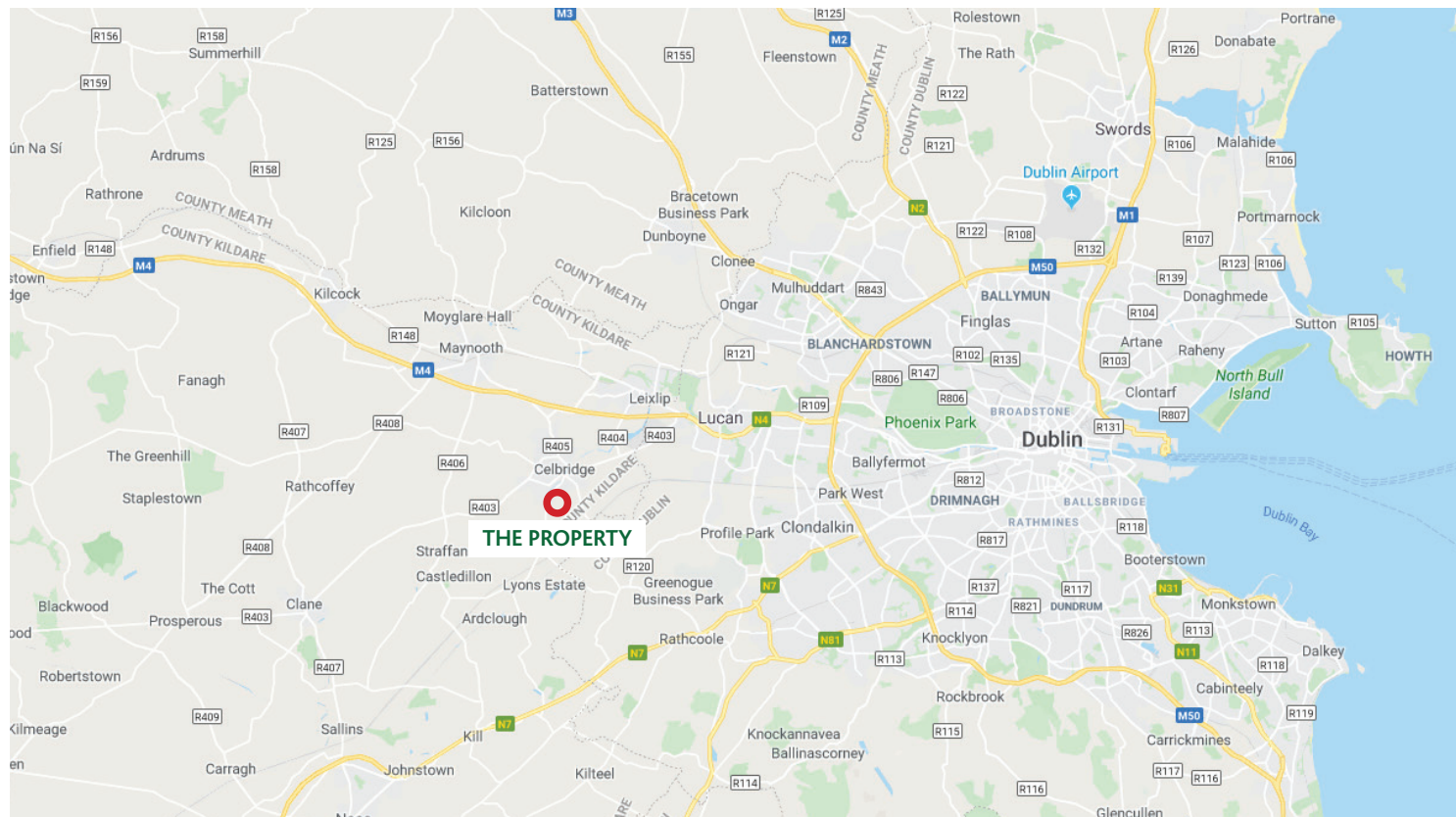
**Coonan**  
PROPERTY





# Directions

**Coonan**  
PROPERTY



## Directions:

Eircode  
W23 HR02

**Coonan**  
PROPERTY

Contact Information:  
Sales Person  
Mick Wright  
mickw@coonan.com  
01 6288400

## VIEWING

By prior appointment at any reasonable hour.

**BER**

**BER C1**

**COONAN**  
PENSIONS & MORTGAGES

Coonan Pensions & Mortgages - Independent Brokers  
For the Best Mortgage Deal to Suit your Needs Call  
01 5052718 / [info@coonanmortgage.com](mailto:info@coonanmortgage.com)

Coonan Pensions & Mortgages is regulated by the Central Bank of Ireland.

PSRA registration 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 do 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.

From time to time the Coonan Property may email you information about services available within the Group that we think may be of interest to you. If you do not wish to receive such emails simply forward this email with "Opt out" in the subject line to [info@coonan.com](mailto:info@coonan.com)



[coonan.com](http://coonan.com)