

Residential

Coonan
PROPERTY



BER C1

21 Willow Crescent, Primrose Gate, Celbridge, Co. Kildare

- Coonan Property proudly presents this superb three-bedroom home in the highly regarded Primrose Gate development, just 600 metres from Celbridge town centre.
- Ideally positioned at the end of a quiet cul-de-sac and green area, the property enjoys an exceptionally large site with generous side and rear space.
- Accommodation comprises entrance hallway, kitchen/dining room, living room, guest w.c., three spacious bedrooms (master ensuite) and family bathroom.
- The interior is presented in excellent, turnkey condition throughout.
- Generous rear and side gardens feature a steel shed and covered side passage with gated access — ideal for bikes or larger outdoor equipment
- Potential for further development subject to necessary p.p
- Within walking distance of Tesco Express, SuperValu, Hazelhatch Train Station, Celbridge town centre, local schools, shops and bus routes, with easy access to the M4 motorway.

3 bedroom home
extending to approx.
104 sq.m (1,119 sq.ft)

Guide Price:

€455,000

Private Treaty

Accommodation

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Entrance
Hallway

1.8m x 4.9m

Tiled flooring, hanging pendant light, roman blinds and alarm panel.

Guest W.C.

1.5m x 1.9m

Tiled flooring, w.c., w.h.b. with tiled splash back, fitted light, mirror, window and extractor fan.

Living Room

3.6m x 4.8m

Wood flooring, hanging pendant light, plantation shutter blinds, thermostat and open fire place with granite hearth.



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Kitchen/Dining Area **5.7m x 5.9m**

Tiled flooring, hanging pendant light with shade, integrated dishwasher, plumbed for washing machine, gas oven and hob, extractor fan, roman blinds and gas boiler.

Landing (Including Hot Press) **3.5m x 3.1m**

Carpet flooring from stairway to landing, hanging pendant light with shade, venetian blinds and hotpress.

Master Bedroom (Rear) **4.6m x 3.5m**

Carpet flooring, hanging pendant light with shade, fitted wardrobes, thermostat and blinds.



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| | | |
|-------------------|-------------|--|
| En-suite | 1.9m x 1.3m | Tiled flooring, fitted light, shower with shower screen, tiled shower area, window, w.c., w.h.b. with tiled splash back, mirror and shaving light. |
| Bedroom 2 (Front) | 2.5m x 2.3m | Carpet flooring, hanging pendant light with shade, plantation shutter blinds and fitted wardrobe with shelves. |
| Bedroom 3 (Front) | 4.3m x 2.9m | Carpet flooring, hanging pendant light with shade, fitted wardrobes, plantation shutter blinds and access to attic via fitted folding ladder. |



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**Family
Bathroom**

1.8m x 1.9m

Tiled flooring and around bathub area, w.c., w.h.b. with tiled splash back, fitted mirror with shaving light, window and fitted shelf unit.

Garden

**(4.1m x 7.4m) +
(8.6m x 5.2m)**

Lawn area, steel shed, wide double gated side entrance, fully covered side area, outside tap, sockets and lights.



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Additional Information:

Gross internal floor area approx. 104 sq.m.
Built in 2005

Attic suitable for storage with possibility of conversion – others in the estate have been converted

Light fitting in attic

East facing rear garden

Not overlooked from rear

Wide side entrance with covering

Alarmed

Off street parking

Services:

Mains water

Gas fired central heating

Items Included in sale:

Integrated dishwasher, oven, hob, steel shed, extractor fan, all light shades and blinds.



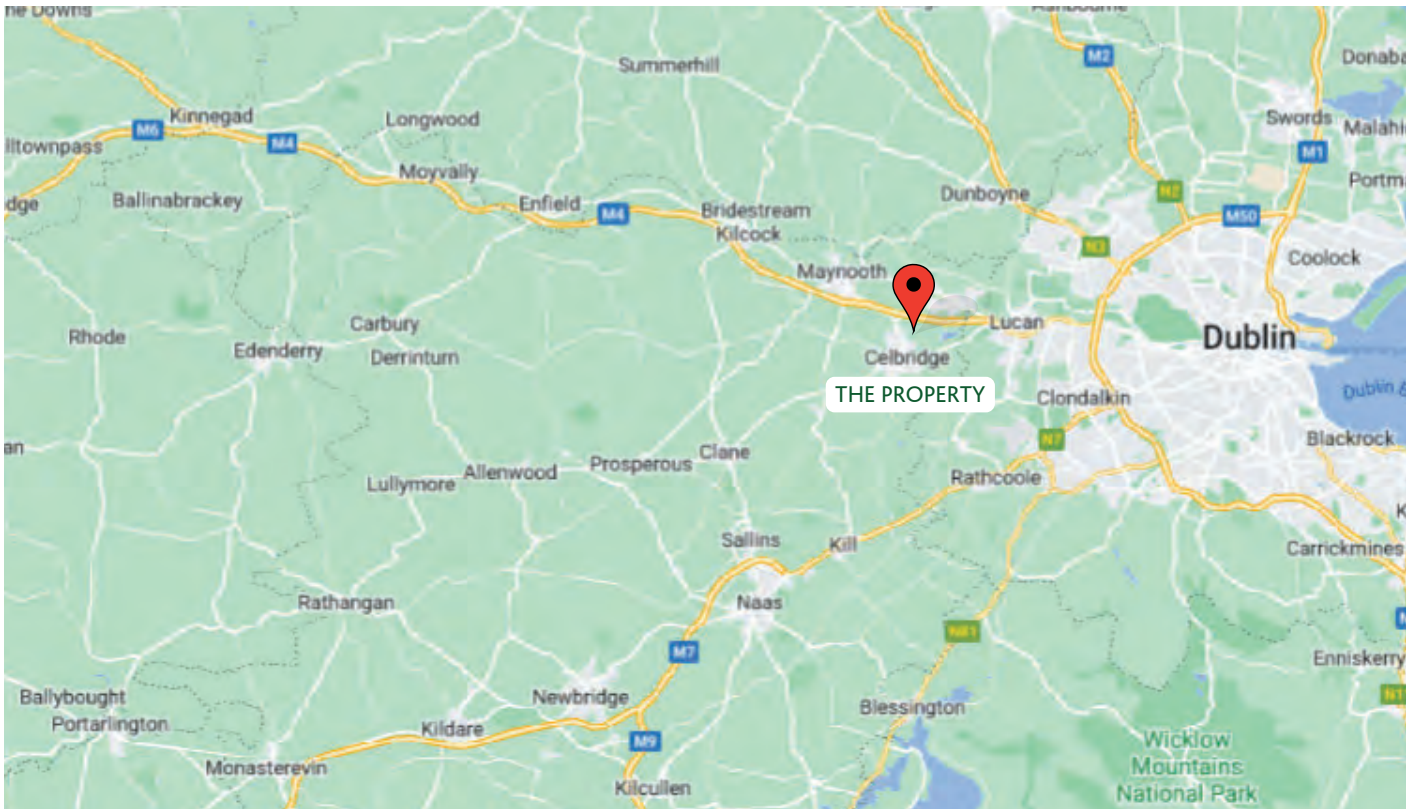
Floor Plans

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Directions

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Directions

W23 NX90

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Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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