

# Residential

**Coonan**  
PROPERTY



## 2 The Park, Abbeyfarm, Celbridge, Co. Kildare

- Coonan Property presents this spacious and beautifully maintained 4-bedroom home, ideally located within one of Celbridge's most sought-after developments.
- Extending to approximately 120 sq.m, the accommodation comprises entrance hallway, guest WC, living room, open-plan kitchen/dining area, four bedrooms including a master ensuite, and a family bathroom.
- Presented in excellent condition throughout, features include a stylish kitchen with island and additional storage, a generous living room, and tasteful décor throughout.
- Ideally positioned overlooking a well-maintained green area, offering a perfect setting for families and an ideal space to keep an eye on young children.
- Beautifully landscaped rear garden featuring a lawn area, sandstone patio, block-built shed, and attractive raised planting beds.
- Abbey Farm is widely regarded as one of Celbridge's most desirable developments, set on the banks of the River Liffey and renowned for its mature green spaces, tree-lined avenues, and convenient location just a short stroll from Main Street.
- A wide range of local amenities including schools, shops, sports clubs, and public transport are all within easy walking distance.
- Excellent commuter links with easy access to the M4 motorway and Hazelhatch Train Station, providing convenient connections to Dublin City Centre.

4 bedroom home  
extending to approx.  
120 sq.m (1,292 sq.ft)

Guide Price:  
**€510,000**

Private Treaty

# Accommodation

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Entrance  
Hallway

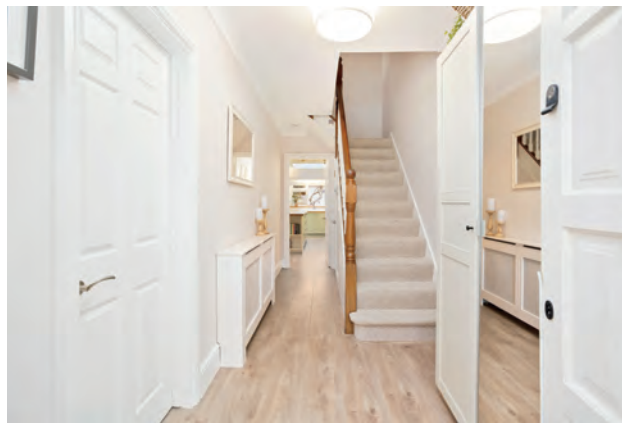
**5.53m x 1.83m**

Laminate wood flooring, coving, light fitting, understairs storage, radiator cover and Hive smart heating controls.

Guest W.C.

**0.9m x 1.4m**

Laminate wood flooring, w.c., w.h.b. with built in storage unit, extractor fan and light fitting.



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**Living Room**     **5.24m x 3.94m**

Laminate flooring, coving, light fittings, wall lights, marble feature fireplace with granite hearth and open fire, TV point and blinds.

**Open Plan  
Kitchen/Dining**     **5.7m x 5.95m**

Laminate flooring, fitted wall and floor units, brick effect tiled splashback, double Neff oven, gas hob, ceramic sink, integrated dishwasher, fridge, separate freezer, fully plumbed, recessed lights, light fitting, coving, vertical radiator, pantry, blinds, doors leading out to the garden and door leading to the side of house.



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**Landing**

**3.3m x 2.8m**

Carpet, attic access via dropdown ladder, hot-press and light fitting.

**Master  
Bedroom**

**3.75m x 3.71m**

Overlooks the front  
Carpet, fitted wardrobes, coving, light fitting, curtains and blinds.



# Accommodation

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En-suite

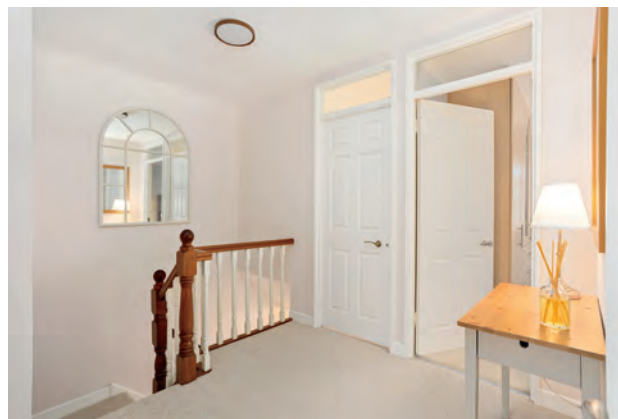
**2.53m x 0.76m**

Fully tiled, shower cubicle with monsoon shower head, w.c., w.h.b. with built in vanity unit, light fitting and mirrored cabinet with led lighting.

Bedroom 2

**3.03m x 3m**

Overlooks the back  
Carpet, fitted wardrobes, blinds, curtains and light fitting.



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**Bedroom 3**     **3.01m x 2.86m**     Overlooks the back  
Laminate flooring, fitted wardrobes, blinds, curtains and light fitting.

**Bedroom 4**     **3.17m x 2.13m**     Overlooks the front  
Lino floor covering, fitted wardrobes, blinds, curtain pole and light fitting.



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## Bathroom

**2m x 1.9m**

Fully tiled, bath with shower screen, w.c., w.h.b., window and light fitting.

## Garden

Sandstone patio area, raised flower beds, lawn area and block built shed ( with power).



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## **Additional Information:**

Gross internal floor area approx. 120sq.m  
(1,292sq. ft)  
Built c.1996  
Gated side entrance  
Outside lights  
Outside tap  
Insulated attic  
Block built shed with power  
EV car charging point  
PVC gutters

## **Items Included in sale:**

Double Neff oven, gas hob, extractor fan, ceramic sink, integrated dishwasher, fridge, separate freezer, curtains, blinds and light fittings.

## **Services:**

Mains water  
Gas fired central heating (New boiler 2020)

## **Entrance Driveway:**

Pebble and granite driveway with parking for 2 cars and EV charger.



# Accommodation

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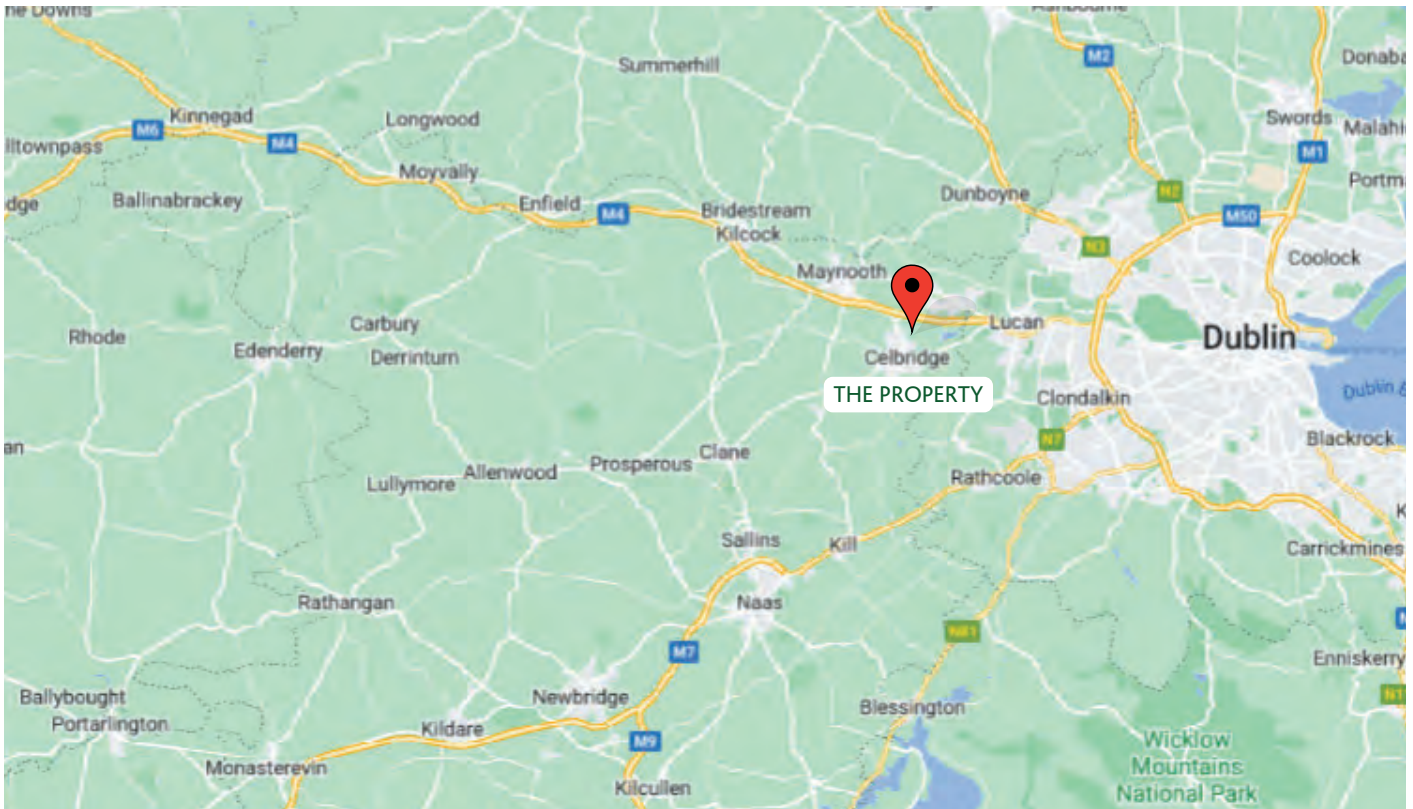
# Floor Plans

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# Directions

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## Directions

W23 D650

**BER**

**BER B3**

## Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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