

Residential

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Apt 78 Simmonstown Manor, Celbridge, Co. Kildare

- Coonan Property presents this spacious two-bedroom, ground floor apartment, located in the sought after Simmonstown Manor development just 5 minutes' walk from Celbridge Main Street
- Accommodation comprises of entrance hallway, open plan living/dining area, kitchen, utility room, family bathroom and two bedrooms inc master ensuite
- Own door access from private garden terrace with direct access onto beautifully maintained communal garden area
- Simmonstown Manor is a highly sought-after development, conveniently located on the edge of Celbridge town centre and within walking distance of all local amenities, local transport, shops, restaurants and schools
- Convenient for Hazelhatch train station and both M4/M7 motorways

2 bedroom ground floor apartment extending to approx. 65 sq.m (700 sq.ft)

Guide Price:

€295,000

Private Treaty

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Entrance
Hallway

1.03m x 4.31m

Carpet flooring, hanging pendant light with shade, alarm panel and fitted storage cabinet.

Living/Dining
Area

6.74m x 5.24m

Laminate flooring, recessed lights, fitted curtains, sliding door access to terrace and gardens, blinds and TV point.



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Kitchen **2.11m x 2.42m** Tiled flooring with tiled splash back, light fitting, integrated hob, oven, extractor fan, undercounter fridge, stainless steel sink with water softener and fitted floor and wall shaker style kitchen cabinets.

Utility Room **1.3m x 1.86m** Tiled flooring, fully plumbed, hanging pendant light, thermostat and worktop.

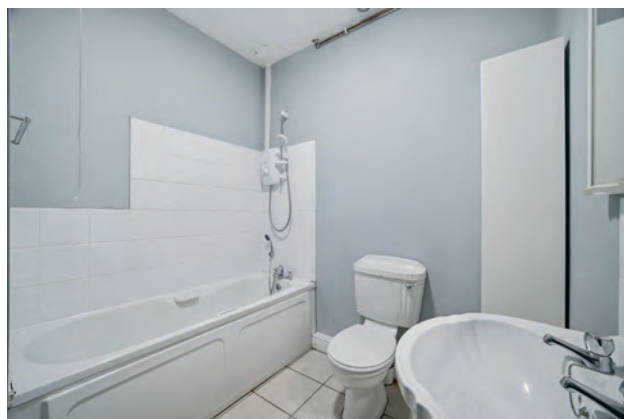
Master Bedroom **3.16m x 3.35m** Carpet flooring, hanging pendant light, fitted blinds, curtains and wardrobe.



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En-suite	1.28m x 2.58m	Tiled flooring, tiling around shower area, w.c., w.h.b. with tiled splash back, shower cubicle, fitted light and window with fitted blind.
Bedroom 2	3.52m x 3.35m	Carpet flooring, hanging pendant light, fitted curtains, blinds and wardrobe.
Family Bathroom	2.21m x 2.12m	Tiled flooring, tiling around shower area, light fitting, extractor fan, bath with Mira electric shower system, w.c., w.h.b. with tiled splash back, fitted mirror and fitted cabinet unit.



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Additional Information:

Gross internal floor area approx. 65 sq.m.
Communal parking more than enough space for 2 cars and visitors
Well maintained development with full time caretaker
Water pump system
Intercom phone
North/West communal garden
Management fee approx. €2,000

Items Included in sale:

Oven, hob, extractor fan, blinds, curtains, all light shades, washing machine, undercounter fridge and water softener.

Services:

Mains water
Electric storage heaters

Local Primary Schools:

St Brigid's Girls National School, Main Street, Celbridge - 01 627 2922
Scoil Mochua, Thornhill Gardens, Celbridge - 01 627 2963
Scoil na Mainistreach, Oldtown Road, Celbridge - 01 627 1149
Primrose Hill National School, Hazelhatch Road, Celbridge - 01 627 3168
St Patrick's Primary School, Hazelhatch Road, Celbridge - 085 106 9985

Local Secondary Schools:

Celbridge Community School, Moortown, Celbridge - 01 485 3998
Salesian College, Maynooth Road, Celbridge
St Wolstan's Community School, Shackleton Road, Celbridge - 01 628 8257

Local Sports Clubs:

Celbridge G.A.A Club
Celbridge Athletic Club
Celbridge Town AFC
Ballyoulster Utd AFC
Celbridge & District Tennis Club, Hazelhatch Road, Celbridge - 01 627 0303
The Quarry Snooker & Pool Club, Quarry Centre, Celbridge - 01 627 2224

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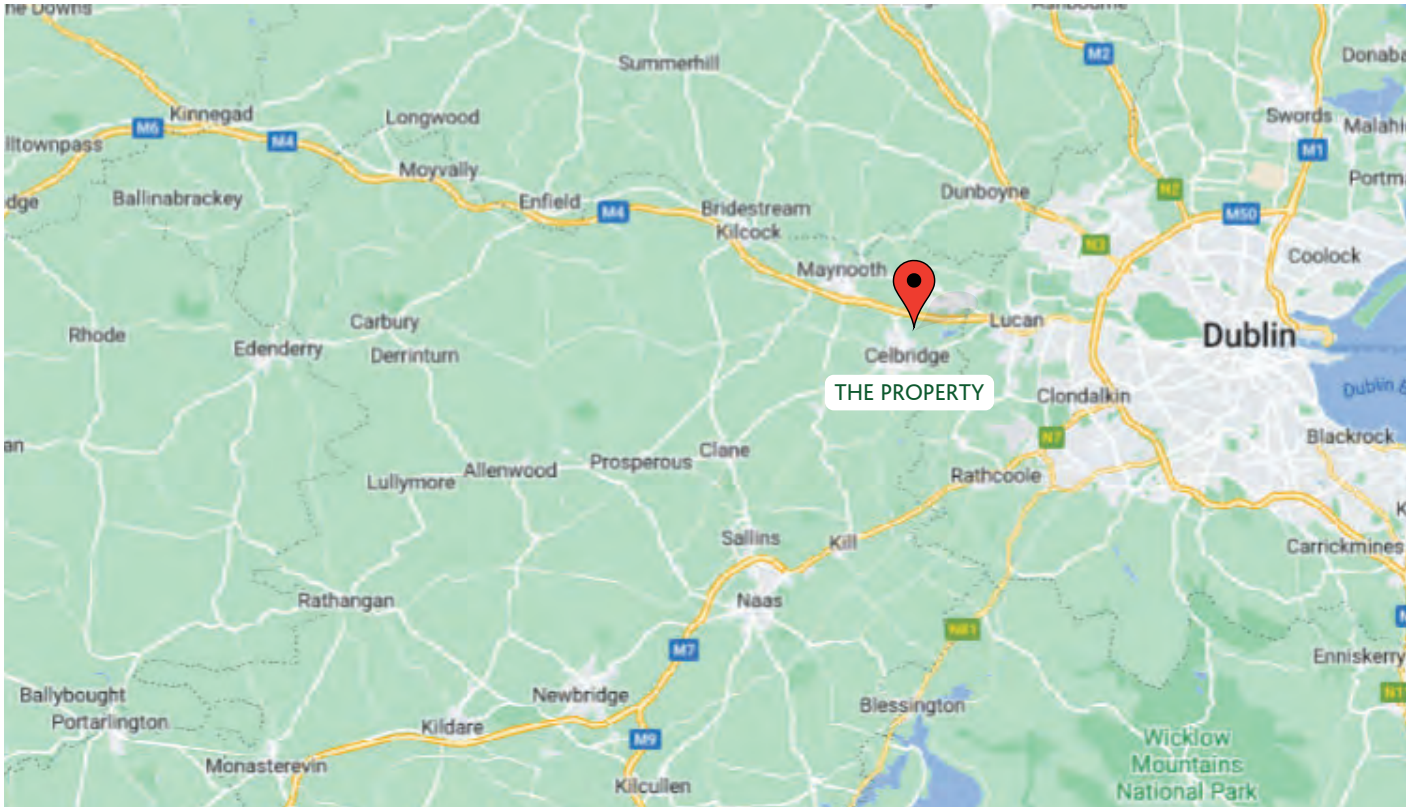
Floor Plans

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Directions

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Directions

W23 RC62

BER

BER D1

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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