

# Residential

**Coonan**  
PROPERTY



## Apt 69 Simmonstown Manor, Celbridge, Co. Kildare

- Beautifully presented two bedroom ground floor apartment extending to approx. 71.5 sq.m (770 sq.ft)
- Comprises of an open plan kitchen/living room/dining room, storage/utility room, 2 double bedrooms including master ensuite and main bathroom
- South facing terrace overlooking well maintained lawn and communal grounds
- Owner occupied and in excellent condition throughout
- 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.  
71,5 sq.m (770 sq.ft)

Guide Price:

**€295,000**

Private Treaty

# Accommodation

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Entrance  
Hallway

**4.42m x 1.1m**

Laminate wood flooring and storage closet.

Utility Room

**1.6m x 1.4m**

Laminate wood flooring, shelving and fully plumbed.

Living/Dining  
Room

**5.25m x 6.75m**

Laminate wood flooring, coving, recessed lights, single door leading onto patio area, venetian blinds and archway into kitchen.

Kitchen

**2.06m x 2.41m**

Wall and floor units, integrated oven, hob, extractor fan, integrated fridge freezer, dishwasher, stainless steel sink and light fitting.





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**Master  
Bedroom**

**3.34m x 2.8m**

Laminate wood flooring, fitted wardrobe, venetian blinds and light fitting.

**En-suite**

**1.3m x 2.23m**

Tiled flooring, shower cubicle with monsoon shower head, w.c., w.h.b., light fitting, venetian blinds and electric heater.

**Bedroom 2**

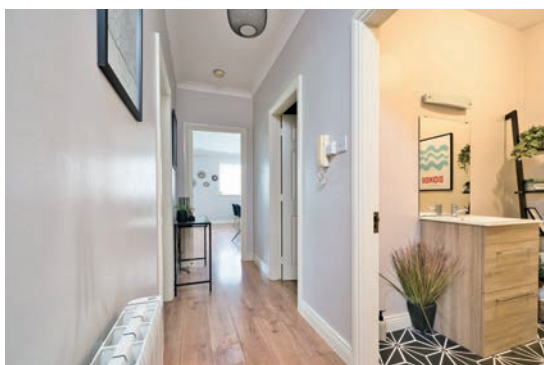
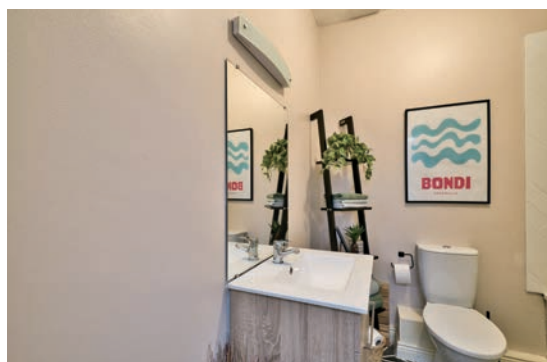
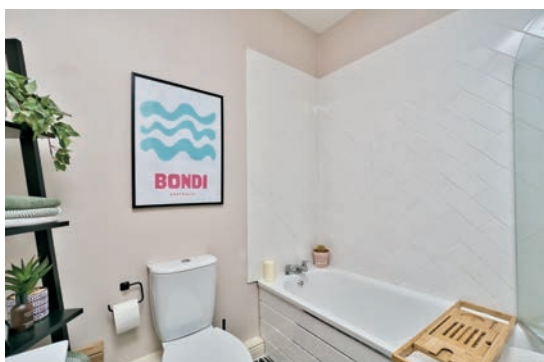
**3.34m x 2.9m**

Laminate wood flooring, venetian blinds and light fitting.

**Bathroom**

**2.17m x 2.17m**

Tiled flooring, tiled around the bath area, shower screen, w.c., w.h.b. with built in vanity unit, extractor fan and light fitting.



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## Additional Information:

Gross internal floor area approx. 71.5 sq.m (770 sq.ft)

Management fees approx. €1,900 per annum  
Terrace area

Communal parking – more than enough space for 2 cars and visitors

Well maintained development with full time caretaker

## Services:

Mains water

Electric heating – recently upgraded

## Items Included in sale:

Integrated oven, hob, extractor fan, integrated fridge freezer, dishwasher, venetian blinds and light fitting.



# Floor Plans

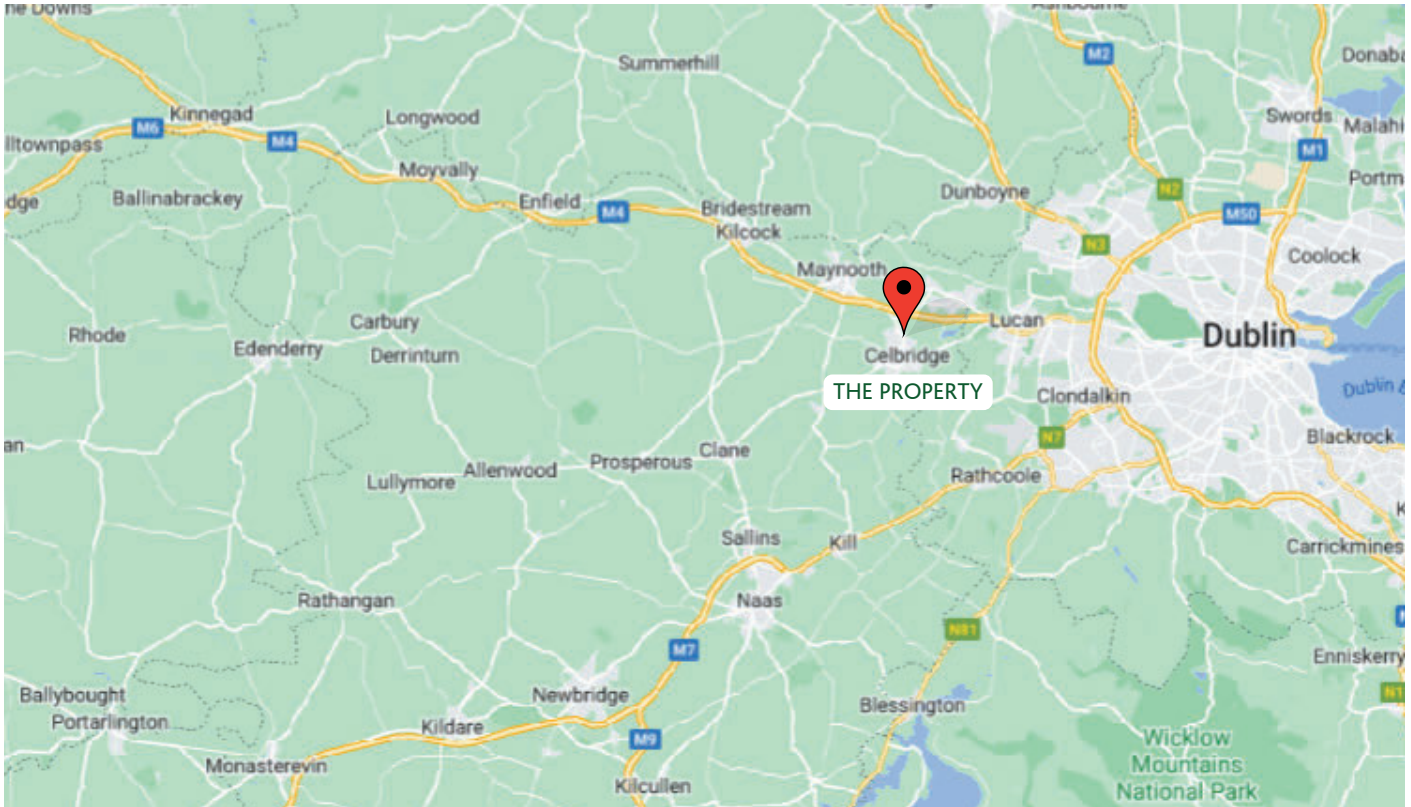
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# Directions

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## Directions

W23 FK70

**BER**

**BER C3**

## Viewing

By prior appointment at any reasonable hour.

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### Contact Information:

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