

Residential

Coonan
PROPERTY



46 Beatty Park, Celbridge, Co. Kildare

- Coonan Property present this superbly refurbished three-bedroom home, ideally located just minutes from Celbridge Town Centre
- Comes to the market in excellent condition featuring a contemporary high gloss kitchen, modern bathroom finishes and 9 solar pv panels.
- Accommodation comprises entrance hall with storage, living room, open-plan kitchen/dining area, three bedrooms, and main bathroom
- Includes a block built garden room which has been fully plumbed and wired and may be suitable as a granny flat subject to necessary p.p
- Beatty Park is a mature and highly regarded development, ideally positioned within walking distance of schools, shops (Tesco, Aldi & Lidl), Celbridge Main Street, and a host of local amenities
- Excellent transport links nearby including bus stops at the estate entrance, easy access to Hazelhatch Train Station, and convenient to the N4/M4

**3 bedroom semi-detached house
extending to approx.
79 sq.m (850 sq.ft)**

Guide Price:

€445,000

Private Treaty

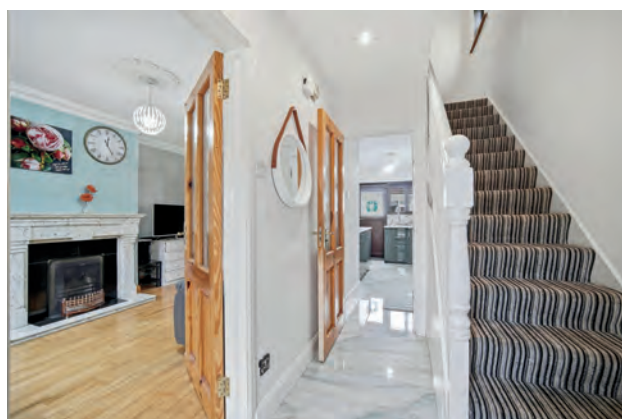
Accommodation

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Porch **1.57m x 0.56m** Tiled flooring, fitted light and a sliding door to front driveway.

**Entrance
Hallway** **1.72m x 2.57m** Tiled flooring, recessed lights, fitted roller blinds and storage
cabinets under stairway.

Guest W.C. **0.76m x 1.15m** Tiled walls, w.c., w.h.b. with a handheld bidet sprayer and fitted
light.



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Living Room **3.24m x 4.33m**

Laminate flooring, hanging pendant light with shade, fitted roller blinds, curtains, open fire place with marble hearth and surround, coving, electric recliner sofas with USB outlets, double French doors leading to the kitchen/dining area.

**Kitchen/
Dining Area**

5.09m x 3.15m

Tiled flooring, hanging pendant light, floor to wall kitchen cabinet units, stainless steel sink, breakfast bar with additional storage underneath, fully plumbed with washing machine, electric oven with gas hob, extractor fan, free standing fridge/freezer, thermostat, fitted roller blinds and coving.



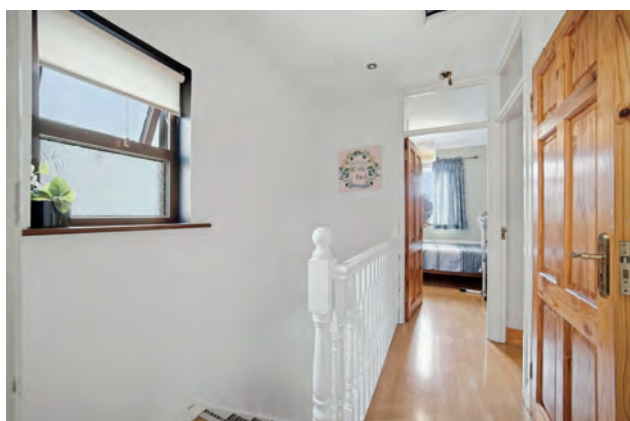
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Landing **2.65m x 1.74m** Carpet on stairway, laminate flooring on landing, recessed lights, hot press with shelving and access to attic space.

Master Bedroom (Front) **3.92m x 3.29m** Laminate flooring, hanging pendant light with shade, fitted roller blinds, curtains and fitted wardrobes.

Bedroom 2 (Rear) **3.29m x 3.67m** Laminate flooring, hanging pendant light with shade, fitted wardrobes with mirror, fitted roller blinds and curtains.



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**Bedroom 3
(Front)**

2.58m x 2.43m

Laminate flooring, hanging pendant light with shade, fitted roller blinds, curtains and fitted wardrobe.

**Family
Bathroom**

1.7m x 2.2m

Fully tiled bathroom, fitted light, w.c., window, extractor fan, w.h.b. with vanity unit, fitted mirror, shower cubicle with Triton shower system, heated vertical towel rail and a handheld bidet spray.

Garden

Artificial grass, patio area, side entrance with wooden gate, outdoor light, outdoor tap, green house, raised flower beds and a small garden storage shed.



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Additional Information:

Gross internal floor area approx. 79 sq.m.

Built c.1985

9 solar panels producing 2.5 kWh each

Not overlooked to the rear

New tiling in kitchen, bathroom, storm porch and guest w.c.

Renovation to garage completed 2025

Solar panels installed 2025

Entrance Driveway:

Cobble lock driveway, outdoor light and side entrance with wooden gate.

Items Included in sale:

All light shades, blinds and curtains, both electric recliner sofas, cooker, both free standing fridges, extractor fan, both washing machines, small garden storage shed and green house.

Services:

Mains water

Mains gas for cooking

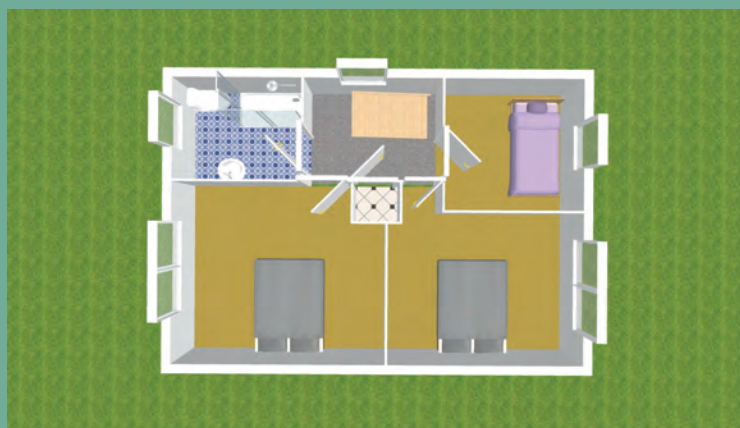
Oil fired central heating

Solar energy



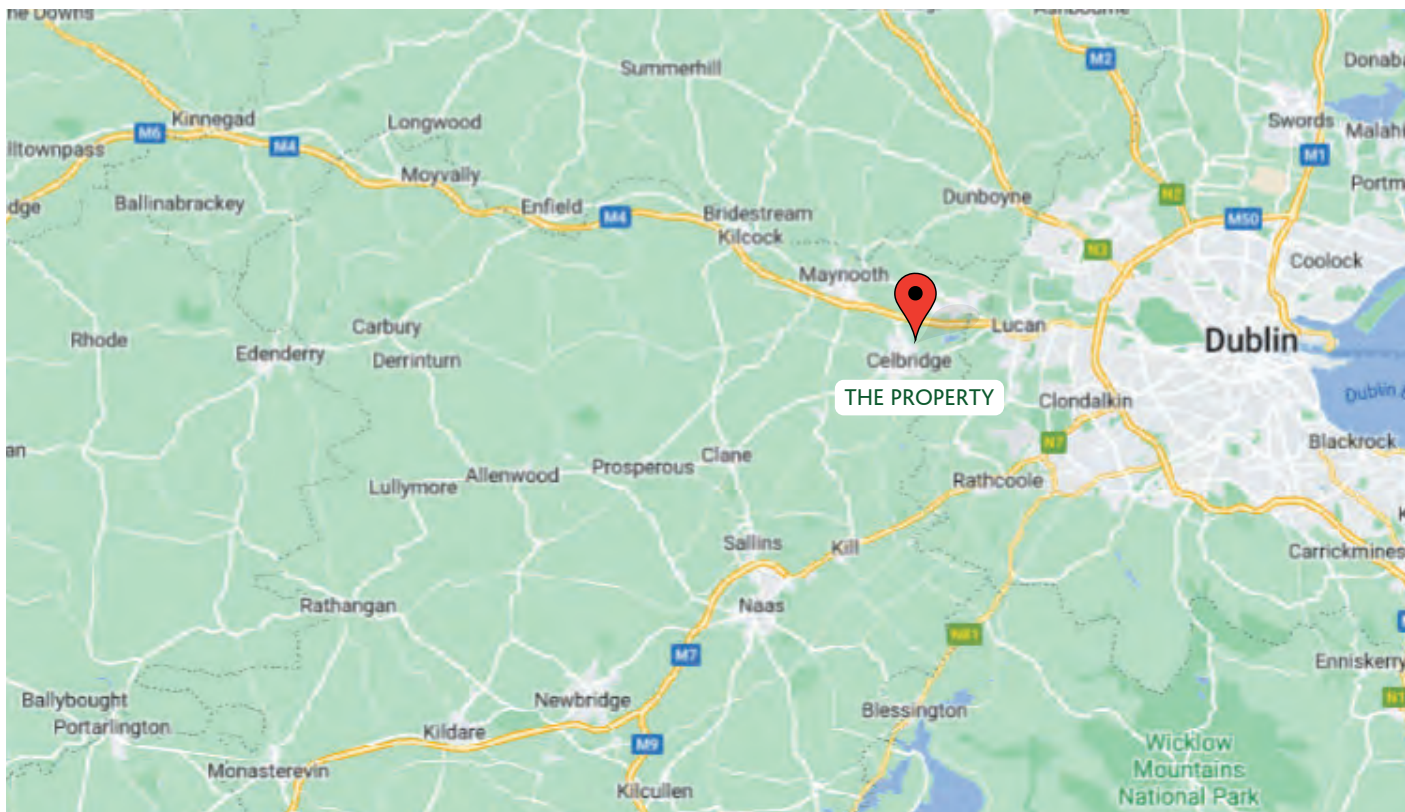
Floor Plans

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Directions

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Directions

W23 X043

BER

BER C2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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