

# Residential

**Coonan**  
PROPERTY



## 16 The Drive, Hazelhatch Park, Celbridge, Co. Kildare

- Coonan Property are delighted to present an exceptional 136 sq.m (1,464 sq.ft) home with kitchen extension and attic conversion, ideally positioned just a short stroll to Celbridge town centre
- Hugely spacious accommodation includes an entrance hall, living room, guest WC, expansive open-plan kitchen/dining/living space, three bedrooms (master ensuite), family bathroom, and a superb attic conversion
- Fully refurbished in recent years to an exceptional standard, the home now features a sleek, modern kitchen with premium appliances, contemporary bathroom suites, and high-quality flooring and decor throughout
- Superb attic conversion with ensuite offers an extra 24sqm of storage and flexible space to suit many uses.
- Impressive B2 BER rating, supported by a high-efficiency gas heating system, double glazed windows and high levels of insulation
- Ideally positioned overlooking a large well maintained green area
- Hazelhatch Park offers a mature, family-friendly setting just a 5-10 minute stroll to the Main Street and easy access to Hazelhatch Train Station
- A host of amenities are within easy reach including supermarkets, schools, cafés, restaurants, bus links, sports clubs, and more making this an ideal home for modern and convenient family living

3 bedroom home  
extending to approx.  
136 sq. m (1,464 sq. ft)

Guide Price:

**€495,000**

Private Treaty



# Accommodation

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Entrance  
Hallway

**4.71m x 1.85m**

Laminate wood flooring, coving and light shade.

Guest W.C.

**0.77m x 1.48m**

Laminate flooring, w.c., w.h.b., recessed lights and fitted mirror.

Living Room

**3.38m x 5.15m**

Laminate flooring, light fitting, roller blinds, curtains, tv point and pocket sliding doors leading into kitchen.



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## Kitchen/ Dining /Living Room

**8.61m x 5.23m**

Laminate flooring, fitted wall and floor units, large island with storage and breakfast bar, roof window, Neff gas hob, extractor fan, Bosch double oven, integrated fridge-freezer, dishwasher, stainless steel sink, fully plumbed, recessed lights, blinds and double sliding doors leading out to garden.

## Utility Room

**1.46m x 0.78m**

Laminate flooring, fully plumbed for washing machine and light fitting.

## Landing

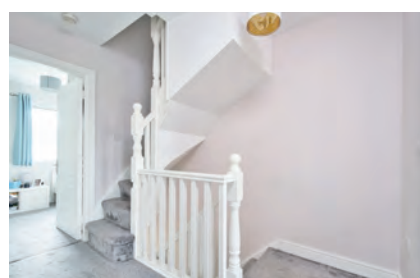
**2.1m x 2.93m**

Carpet, shelved hot-press and stairs leading up to the attic room.

## Master Bedroom

**3.39m x 3.53m**

Carpet, fitted wardrobes, light shade, blackout blinds and curtains.



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En-suite	1m x 2.5m	Tiled flooring, semi tiled walls, shower cubicle, w.c., w.h.b., extractor fan and light fitting.
Bedroom 2	3.3m x 3.5m	Carpet, fitted wardrobes, light shade, blackout blinds and curtains.
Bedroom 3	2.59m x 2.57m	Carpet, fitted wardrobes, light shade, blackout blinds and curtains.





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**Bathroom**      **2.45m x 1.67m**

Laminate floor, semi-tiled walls, bath, w.c., w.h.b, fitted mirror with lighting, extractor fan, light fitting and roman blind.

**Attic Room**      **5.37m x 4.46m**

Carpet, two roof windows, blackout blinds, recessed lights and access to eaves storage.

**Attic Room  
En-suite**      **1.6m x 1.72m**

Fully tiled, shower cubicle, w.c., w.h.b with built in vanity unit, vertical heated towel rail, roof window.

**Garden**      **9.8m x 7m**

Raised lawn, mature planting, timber shed and patio area.



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## Additional Information:

Gross internal floor area approx. 136sq.m  
Attic Room – additional 24sqm  
Built in 2006  
Extensions, attic conversion and renovations in 2022  
Wired for alarm  
Cat 5 network cabling to attic room  
Gated side entrance  
Low maintenance dashed exterior  
PVC fascia and soffits with recessed lights  
Outside lights  
Outside sockets  
Outside tap

## Items Included in sale:

Neff gas hob, extractor fan, Bosch double oven, integrated fridge-freezer, dishwasher, light fittings and blinds.

## Services:

Mains water  
Gas fire central heating  
New condensing Gas boiler

## Entrance Driveway





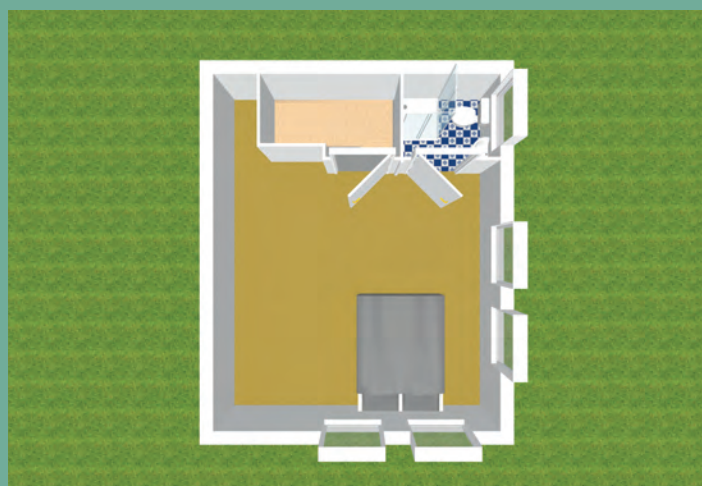
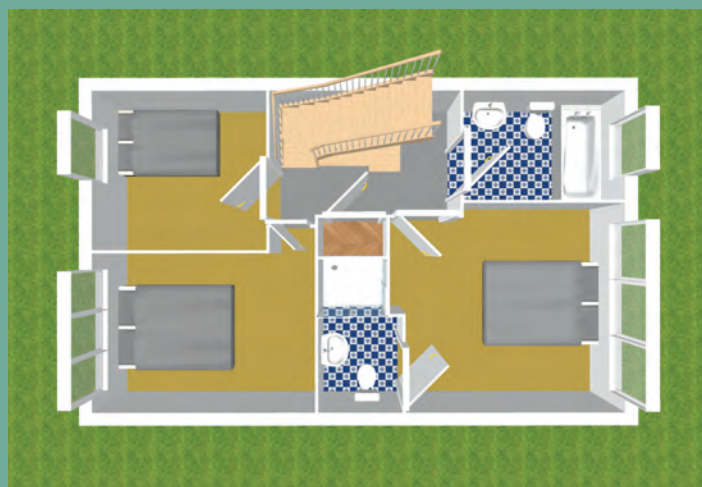
# Accommodation

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# Floor Plans

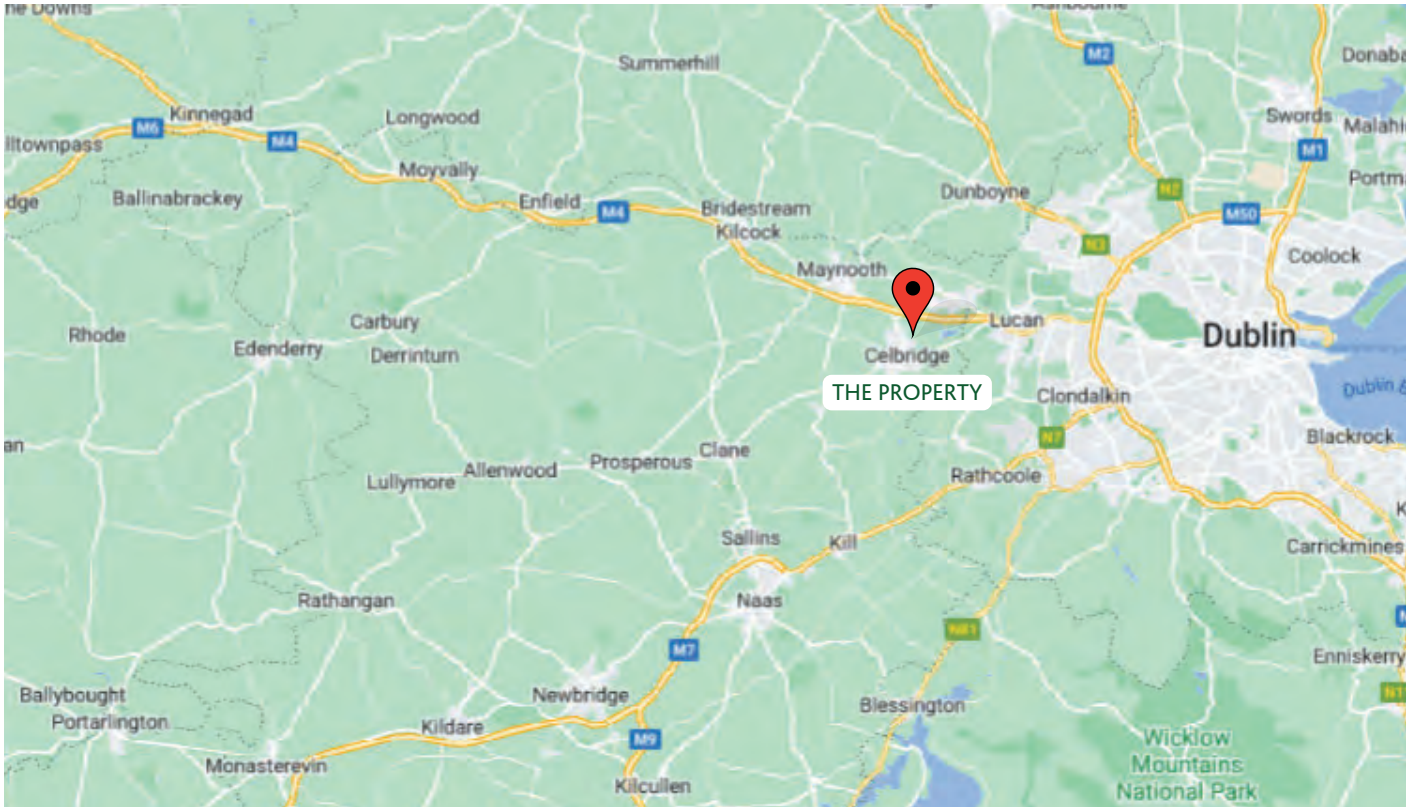
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# Directions

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## Directions

W23 X864

**BER**

**BER B2**

## Viewing

By prior appointment at any reasonable hour.

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### Contact Information:

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