

# Residential

**Coonan**  
PROPERTY



## Commons Upper, Celbridge, Co. Kildare

- Spacious 4-bedroom detached property on a large site of approx. 0.8 of an acre
- Extending to approx. 1,800 sq ft and comprises hallway, living room, kitchen, open plan dining/family room, conservatory, 4 bedrooms with shower room and family bathroom
- Large log cabin to rear, suitable for a home office or gym
- Potential for further development subject to necessary p.p
- Tarmacadam yard with space for a number of vehicles or machinery
- Surrounded on all sites by lawns with mature hedging and trees giving total privacy.
- Located on the Ardclough Road (L2008) approx. 3km from Celbridge and Hazelhatch Train Station with frequent train service to Dublin City centre
- Just 1km from Ardclough with local shop, primary school and GAA club
- Easy commute to the M7 and M4 motorways with Dublin approx. 35 mins by car

PSRA No. 003764 coonan.com

4 bedroom  
Detached  
approx. 1,800 sq ft

Guide Price:  
**€635,000**

Private Treaty

# Accommodation

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## GROUND FLOOR:

Entrance Hallway	2.86m x 4.27m	Oak flooring, recessed lights, coving and feature staircase.
Conservatory	3.1m x 5.67m	Timber flooring, light fitting, sliding door leading out to patio area.
Living Room	3.83m x 7.32m	Oak flooring, recessed light, feature fireplace with granite hearth, t.v. point, curtains, blinds, coving and double doors leading to conservatory.





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Kitchen	3.1m x 4.94m	Tiled floor, fitted wall and floor units, stainless steel sink, light fitting, coving, blinds and door leading to rear garden.
Dining/family Room	4.71m x 4.87m	Timber floor, marble feature fireplace with open fire, light fitting and over looking rear garden.
Ground Floor Bedroom 4	3.81m x 4.87m	Timber floor, light fitting, coving, blinds and curtains.
Shower Room	2.1m x 1.71m	Fully tiled, shower cubicle, w.c., w.h.b. and recessed lights.





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## 1st FLOOR:

Landing	3.25m x 2.8m	Carpet light fitting and attic access.
Master Bedroom	3.72m x 4.4m	Laminate floor, slide robe wardrobes, light fitting, curtains and blinds.
Bedroom 2	3.64m x 3.3m	Laminate floor, fitted wardrobes, light fitting, curtains and blinds.



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Office Room (off  
bedroom 2)

**3.17m x 2.77m**

Carpet, light fitting and blinds.

Bedroom 3

**4.65m x 2.25m**

Laminate floor, fitted wardrobes, eaves storage, light fitting, curtains and blinds.

Bathroom

**1.86m x 1.73m**

Tiled floor, half tiled walls, corner bath, w.c., w.h.b., blinds and recessed lights.







Log cabin shed

**5m x 8m**

Power, panelled and recessed lights.

### Services:

Oil fired central heating  
Mains water  
Septic tank

### Items Included in sale:

Curtains, blinds, light fittings, dishwasher, fridge and oven.

### Additional Information:

Overall size approx. 1800sq.ft (167sq.m)  
Built in late 70's  
Boiler house  
On approx. 0.8 acres  
Tarmacadam driveway  
Surrounded by mature trees and hedging  
Lawn areas



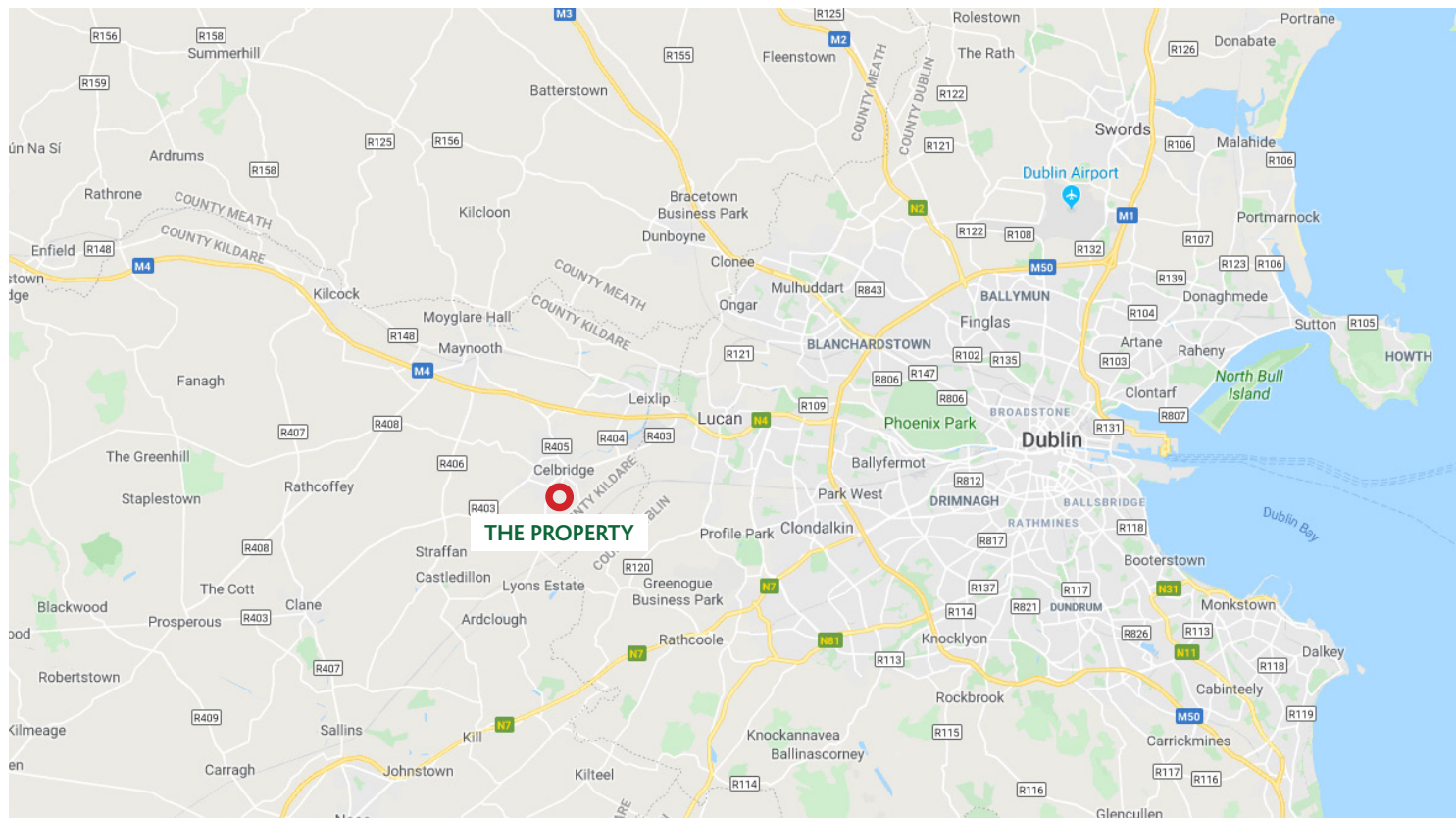
# Floor Plans

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# Directions

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## Directions:

Eircode  
W23 E8WF

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### Contact Information:

Sales Person  
Mick Wright  
016288400

## VIEWING

By prior appointment at any reasonable hour.

**BER** **BER** **D1**

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