

Residential

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PROPERTY



34 The Lawn, Oldtown Mill, Celbridge, Co. Kildare

- Coonan Property are proud to present this superb four-bedroom residence in the highly regarded Oldtown Mill development, just minutes from local schools, shops, and amenities
- Superbly appointed and spacious accommodation of approx. 121 sq.m (1,300 sq.ft) including entrance hall, spacious living room, open-plan kitchen/dining area, guest WC, four bedrooms (master en suite) and family bathroom
- Large south-west facing rear garden – perfect for all day sunshine
- Perfectly positioned overlooking a well maintained green area in a quite cul-de-sac — ideal for families and young children
- Oldtown Mill is a mature, family-friendly estate within walking distance of schools, shops, bus routes, and just 1.5km from Celbridge Main Street
- Excellent connectivity for commuters via Hazelhatch Train Station, M4 and M7 motorways

4 bedroom residence
extending to approx.
121 sq.m (1,300 sq.ft)

Guide Price:

€535,000

Private Treaty

Accommodation

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Entrance
Hallway

5.67m x 1.23m

Tiled flooring, carpet up the stairs, radiator cover, under stair storage, coving and two light fittings.

Guest W.C.

1.81m x 1m

Tiled flooring, w.c., w.h.b., light fitting and window with blind.

Living Room

3.96m x 6.41m

Laminate wood flooring, feature fireplace with granite hearth and gas fire insert, built in storage cabinet, light fitting and bay window with blinds.



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Dining Room **4.1m x 3.05m**

Tiled flooring, light fitting double doors leading to rear garden and opens into kitchen area.

Kitchen **6.32m x 2.93m**

Ceramic tiled flooring, white high gloss fitted wall and floor units, upstand splashback, breakfast bar with storage, double oven, integrated fridge freezer, dishwasher, hob, extractor fan, stainless steel sink and light fitting.



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Utility Room **1.42m x 1.7m**

Tiled flooring, gas boiler, plumbed for washing machine, light fitting and door leading to side entrance.

Landing **(2.94mx 2.67m) +
(2.34m x 1.06m)**

Carpet, light shade, window with blind, hot-press and attic access.

Master
Bedroom **3.33m x 5.05m**

Laminate flooring, fitted wardrobes, light shade, blinds and bay window.



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En-suite **1.48m x 1.89m** Lino flooring, shower cubicle with Mira Elite electric shower, w.c., w.h.b., mirror, light fitting and extractor fan.

Bedroom 2 **2.72m x 3.63m** Laminate flooring, fitted wardrobes, light shade, blinds and curtains.

Bedroom 3 **2.48m x 3.1m** Laminate flooring, light shade and blinds.



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Bedroom 4 **2.95m x 2.27m** Laminate flooring, fitted wardrobes, light shade and blinds.

Bathroom **1.8m x 2.24m** Lino floor covering, bath, semi tiled wall, w.c., w.h.b., fitted cabinet, blinds and light fitting.

Garden **13.7m x 7.48m** South West aspect, large lawn area, raised decking, barna shed and gated side entrance.



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Additional Information:

Gross internal floor area approx. 121sq.m
Built in 2005
Fully alarmed
PVC fascia and soffits
4k Flat screen tv and sound bar available to buy
Off street parking
Quite cul-de-sac overlooking green area
Outside lights
Low maintenance dashed exterior
Outside tap

Services:

Mains water
Gas fire central heating

Items Included in sale:

Double oven, integrated fridge freezer, dishwasher, hob, extractor fan, light fittings and blinds.

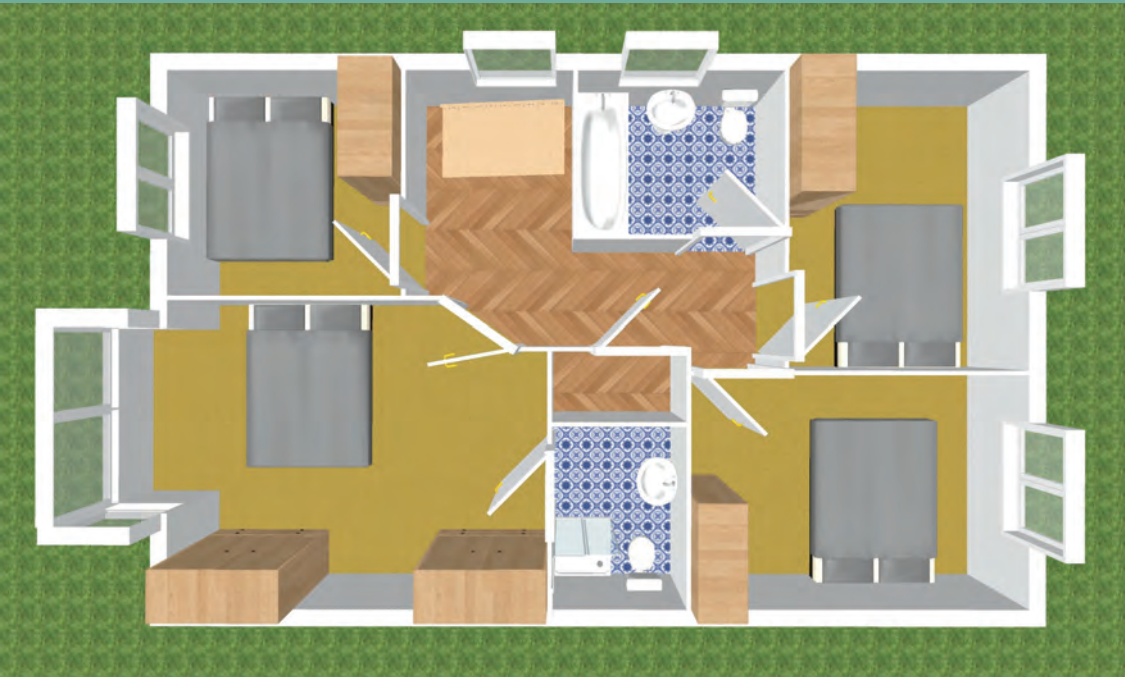
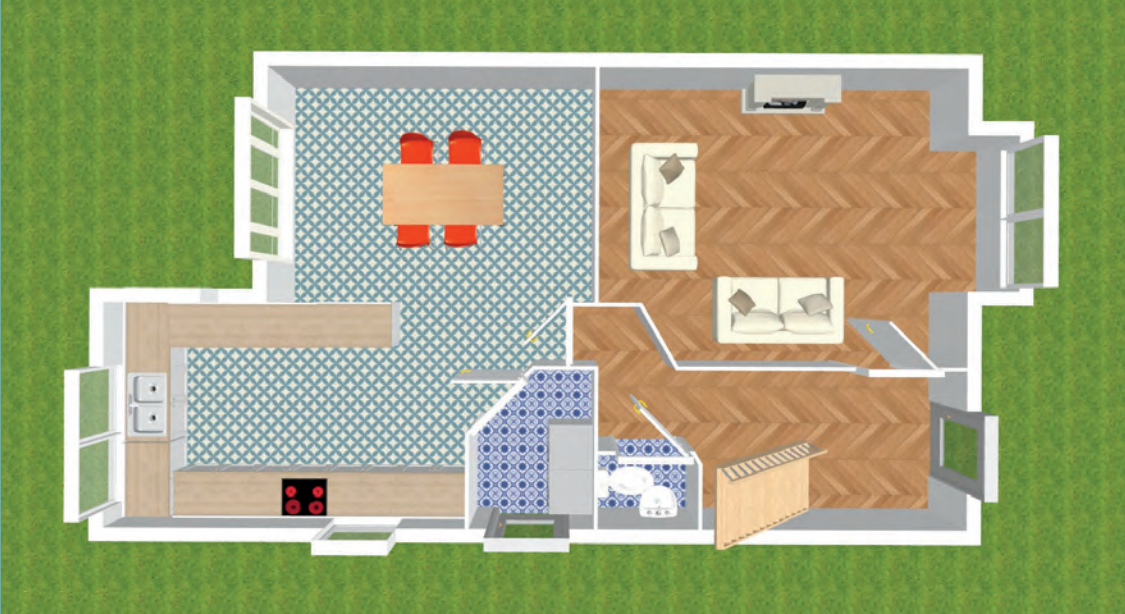
Entrance Driveway:

Lawn area with mature planting and off street parking.



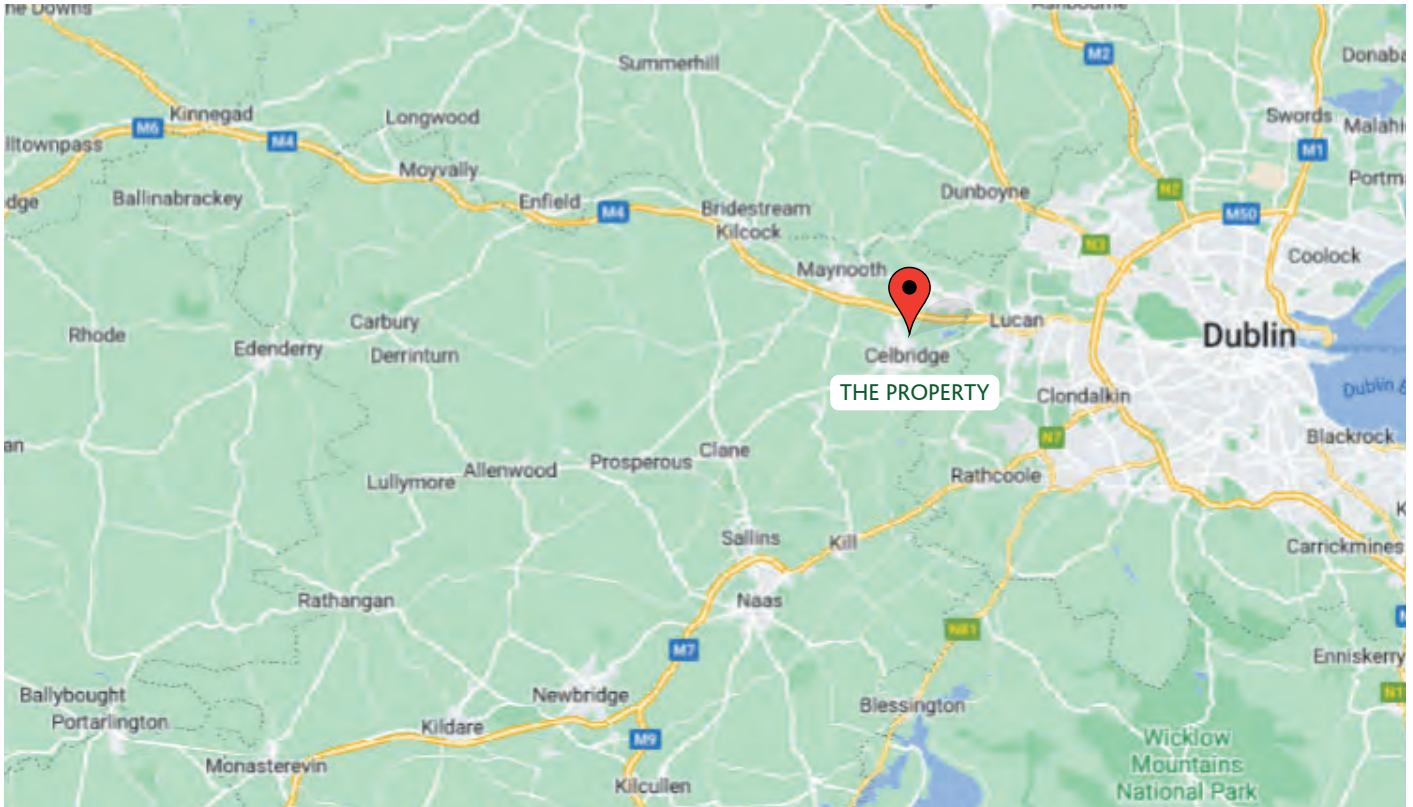
Floor Plans

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Directions

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Directions

W23 CF79

BER

BER C1

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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