

Residential

Coonan
PROPERTY



97 The Drive, Castletown, Celbridge, Co. Kildare

- Spacious 3 bedroom home with large sunroom extension, ideally positioned just a short stroll from all local amenities and Celbridge Main Street
- Briefly comprises main hallway, living room, kitchen, dining room, 3 bedrooms and family bathroom
- Professionally landscaped rear garden by renowned garden designer Monica Alvarez, judge on RTE's Super Garden
- Sandstone patio, a beautiful array of plants, flowers and trees along with a swing seat and water feature combine to create a truly special garden
- The property boasts many unique additional features, is not overlooked from front or back and is very sheltered from both sides
- Wide side entrance allowing easy access to the garden and offers potential for further development subject to necessary p.p.
- Just a short walk from Castletown Demesne and parklands with its stunning Palladian house and many walking trails
- Castletown is a hugely popular, mature development located in the heart of Celbridge just a short walk to every amenity including shops, bus stops, and schools

PSRA No. 003764 coonan.com

3 bedroom semi
detached to approx.
99sq.m (1,066 sq.ft)

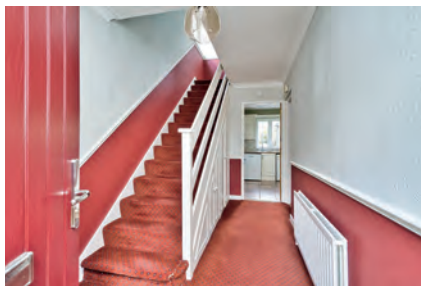
Price in Excess
€425,000

Private Treaty

Accommodation

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Entrance Hall	4.1m x 1.92m	Composite front door, under stair storage, carpet, coving and light fitting.
Living Room	3.64m x 4.1m	Semi solid ash floors, Liscannor stone feature fireplace, TV point, light fittings, curtains, open plan layout leading into dining area.
Kitchen	2.95m x 2.90m	Tiled floors, fitted wall and floor units, stainless steel sink, integrated oven, hob, exactor fan, washing machine, dishwasher, light fittings and door leading into dining room.
Dining Room	2.91m x 2.65m	Semi solid ash floors, coving and light fitting.
Sun Room	5.78m x 3m	Semi solid ash floors, recessed lights, 4 Velux windows, double doors leading onto patio area.



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Landing	1.78m x 1.8m	Carpet, light fitting, attic access via Stira and hot-press.
Master Bedroom	3.9m x 4.1m	Carpet, fitted wardrobes, light shade and curtains.
Bedroom 2	3.96m x 2.9m	Carpet, fitted wardrobe, shelving and light shade.
Bedroom 3	3.28m x 2.61m	Carpet, fitted wardrobe and roller blind.
Bathroom	1.85m x 2.61m	Tiled floors and walls, shower cubicle with electric shower, w.c., w.h.b. fitted mirror, shaving light and toiletries shelf.



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Additional Information:

Gross internal floor area approx. 99sq.m (1066 sq.ft)
Outside lights
Outside tap
Separate boiler house
Spacious garden shed
Wide side entrance with potential for extension
Parking for 3 cars
Double glazing windows throughout
Fully alarmed
Motion sensor outside lights
Bedrooms recently decorated and include new carpets blinds and curtains
Recently installed kitchen

Entrance Driveway

Lawn with mature shrubs, trees and parking for 3 cars to the front and side.

Garden

Professionally designed by Monica Alvarez a judge on Super Garden on RTÉ. Includes a block built shed, low-maintenance flower beds, mature shrubs, swing seat, water feature, sandstone patio and bench area.

Items Included in Sale:

Integrated oven, hob, extractor fan, washing machine, dishwasher, tumble dryer, fridge and light fittings.

Services:

Mains water
Oil fired central heating



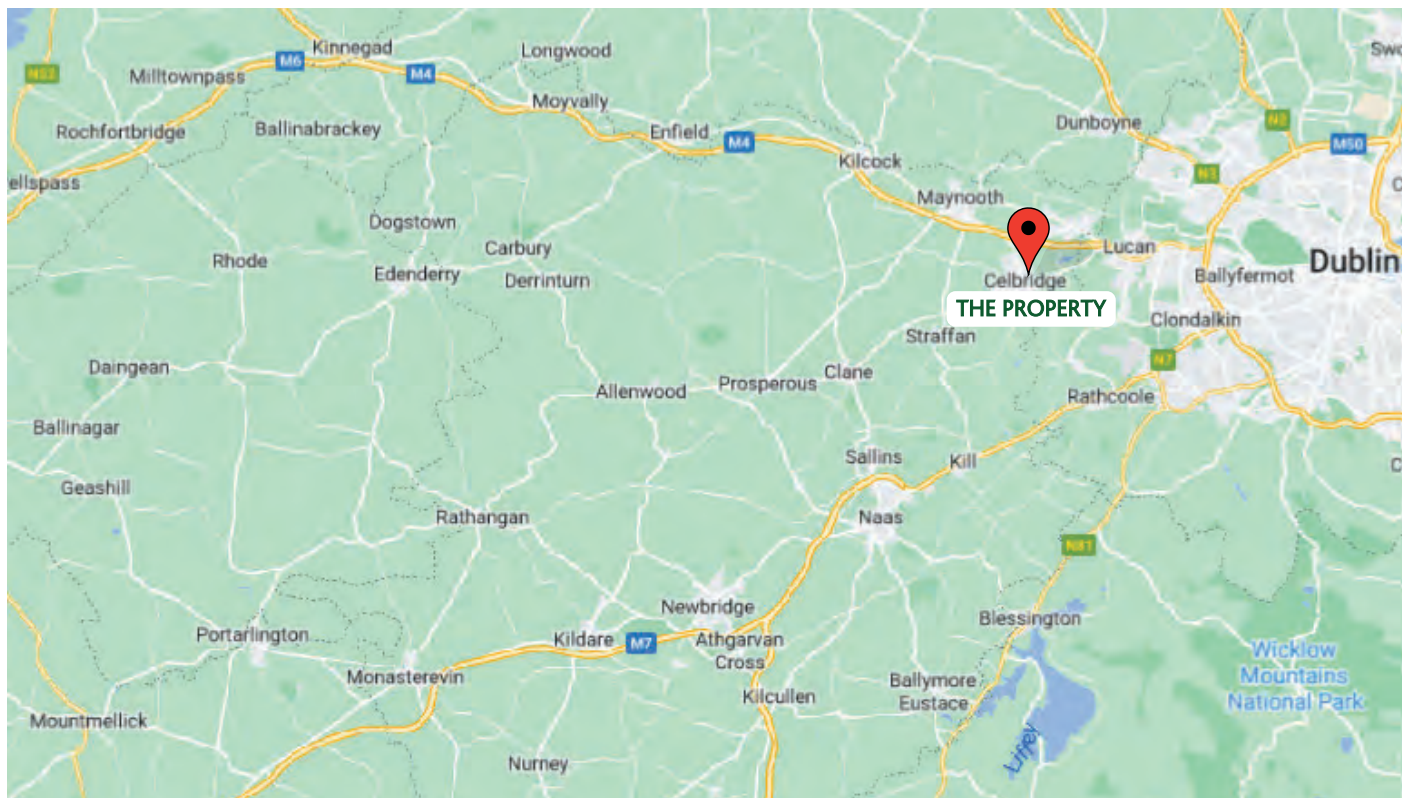
Floor Plans

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Directions

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Directions

W23 RR80

BER

BER E1

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

Mick Wright

01628 8400

mickw@coonan.com

PSRA No.: 003764.

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For all your mortgage needs contact:

Shane Robinson

01 505 2718

admin@coonanmortgage.com

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