

Residential

Coonan
PROPERTY



50 Hazelwood Park, Celbridge, Co. Kildare

- Coonan Property present a stunning four-bedroom A3-rated home on an expansive corner site, just a short walk from Celbridge Town Centre
- Spacious 143 sqm layout includes entrance hallway, living room, guest WC, utility, open-plan kitchen/dining area, 4 bedrooms (2 with ensembles), and main bathroom
- Beautifully laid out accommodation across three well-proportioned floors
- Large corner site with a sunny southwest-facing rear garden, featuring a polytunnel, spacious covered pergola, and substantial side access
- Full planning permission granted for both rear and side extensions
- Massive 32 sqm steel shed ideal for use as a home gym, workshop or studio
- Located in Hazelwood – one of Celbridge's most sought-after developments, walking distance to both Hazelhatch Train Station and Celbridge Main Street
- Exceptionally convenient to all local amenities including schools, Tesco, SuperValu, sports clubs, bus routes (at the development entrance), and a wide range of cafes, pubs, and restaurants

4 bedroom A3-rated
home extending to
approx. 143 sq.m
(1,540 sq.ft)

Guide Price:

€645,000

Private Treaty

Accommodation

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Entrance
Hallway

6.25m x 1.3m

Floor covering, recessed lights, alarm panel.

Guest W.C.

1.71m x 1.43m

Tiled flooring, w.c., w.h.b., light fitting and extractor fan.

Living Room

3.63m x 4.92m

Floor covering, TV point, curtains and recessed lights.

Kitchen/Dining

4.48m x 4.9m

Floor covering, wall and floor units, island with breakfast bar and storage cupboards, 5 ring gas hob, double oven, stainless steel sink, recessed lights and double doors leading to rear garden.



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Utility Room	2.54m x 1.57m	Floor covering, storage units, fully plumbed for washing machine, dishwasher, sink and light fitting.
1st Floor Landing	(0.82m x 2.73m) + (2.31m x 1.18m)	Carpet, hot-press and recessed lights.
Master Bedroom	4.74m x 2.94m	Overlooking rear garden, carpet, fitted wardrobes, blackout blinds and light fitting.
En-suite	2m x 1.72m	Tiled flooring, semi tiled walls, shower cubicle, w.c., w.h.b., extractor fan and light fitting.



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Bedroom 2	2.83m x 4.76m	Overlooking front, carpet, fitted wardrobes, curtains and blinds.
Bedroom 3	3.6m x 2m	Carpet, blackout blinds and light fitting.
Bathroom	2.96m x 1.9m	Tiled flooring, bath with shower screen, semi tiled walls, w.c.,w.h.b., fitted mirror with shaving light, shelf and light fitting.
2 nd Floor Landing		Carpet, recessed lights.



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Bedroom 4	7.72m x 3.8m	Carpet, light fitting with fan, curtains, blinds, Velux window with blackout blind and fitted wardrobes.
En-suite	2.55m x 1.81m	Tiled flooring, semi tiled walls, shower cubicle, w.c., w.h.b., extractor fan, Velux window and light fitting.
Garden		Covered Pergola with power supply. South west facing with mature trees.



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Additional Information:

Gross internal floor area approx. 143 sq.m (1,540 sq. ft)

Extra wide side entrance - 7.5m wide
32 sqm Steel Shed (7.1m x 4.52m) with

power supply and extensive shelving

Located at end of quiet cul-de-sac

Low maintenance dashed exterior

PVC fascia and soffits

Services:

Mains water

Gas fire central heating

Items Included in sale:

5 ring gas hob, double oven, dishwasher,
light fittings and blinds.

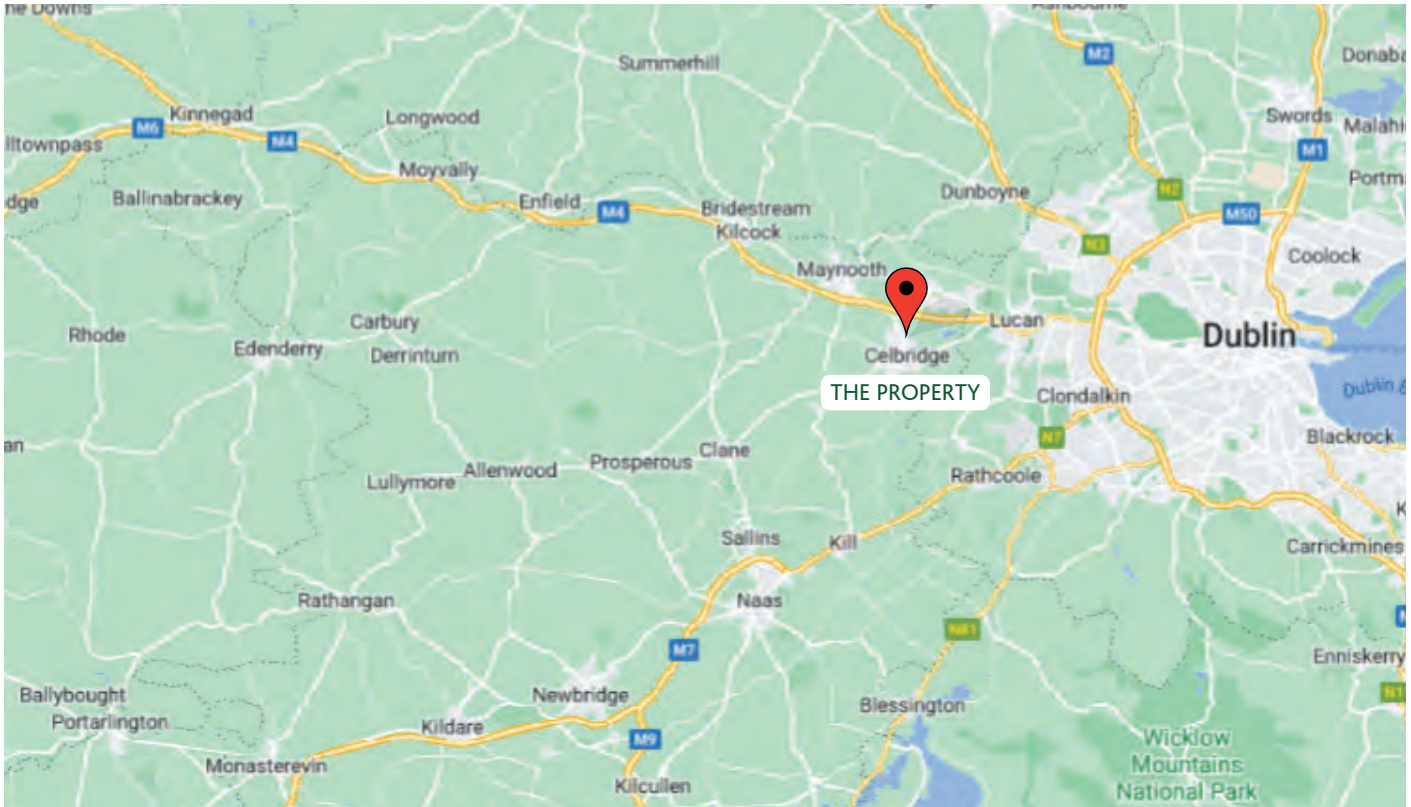
Entrance Driveway:

Cobble locked driveway with parking for
3-4 cars, lawn area and mature trees and
hedging provide excellent privacy.



Directions

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Directions

W23 KV24

BER

BER A3

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

Mick Wright

016288400

mickw@coonan.com

PSRA No.: 003764.

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For all your mortgage needs contact:

Dermot Horan / Romana Anca

01 505 2718

admin@coonanmortgage.com

coonan.com