

# Residential



## Castlewell House, Castlewarden, Straffan, Co. Kildare

- House & Yard on c.1 acre

Castlewell House is an absolutely super house built circa 10 years ago and finished to the highest standards with panoramic views over large parts of Kildare and Dublin. This prestigious residence measures approximately 300 sq.m over three floors and consists of large spacious accommodation with a host of extras such as geothermal under floor heating, feature central American hardwood spiral staircase and roof light, marble tiles and American Hardwood doors, skirting and staircase. The property sits on a 1acre site and has the benefit of a yard with haybarns, cattle sheds and large concrete base with a separate entrance.

Guide Price:  
**€720,000**

Private Treaty

# Accommodation

<b>Entrance Hall</b>	11.8m x 2.2m	Marble tiles, down lighters, coving & cornicing.
<b>Sitting Room</b>	6.52mx 5.93m	Coving & cornicing, feature bay window, feature marble fireplace.
<b>Living Room/ Play Room</b>	6.08m x 5.87m	Coving & cornicing, bay window, solid flooring. Feature spiral staircase, American hardwood, doors & skirting's.
<b>Guest Bathroom</b>	2.13m x 2.94m	Jacuzzi bath, W.C. & W.H.B., bidet, marble floors, tiled walls, pumped shower.
<b>Bedroom 1 Ensuite</b>	4.4m x 6.0m	Carpet, down lighters. Fully tiled walls & floor, W.C. & W.H.B., Mira elite electric shower, extractor fan.
<b>Kitchen/Living Room</b>		Marble tiles, down lighters, coving, solid wooden fitted kitchen units, feature marble fireplace, solid fuel stove, feature island unit.
<b>Utility</b>	2.1m x 3.16m	Tiled floor



# Accommodation

## FIRST FLOOR:

**Master Bedroom** 6.2m x 6.3m Carpet, double windows, walk in wardrobe.  
**Ensuite** Jacuzzi bath, pumped shower, W.C. & W.H.B., fully tiled walls & floor.

**Bedroom 3** 4.6m x 4.9m Wooden floor, walk in wardrobe.  
**Ensuite** Fully tiled, W.C. & W.H.B., bath, pumped shower.

**Bedroom 4** Carpet.

**Bedroom 5** 6.05m x 6.24m Carpet, walk in wardrobe.  
**Ensuite** Fully tiled, W.C. & W.H.B., bath, pumped shower.

**Bedroom 6** 5.0m x 4.16m Wooden floor.  
**Ensuite** Fully tiled, bath, W.C. & W.H.B., down lighters.

**Bedroom 7** 4.5m x 4.02m Wooden floor.  
**Ensuite** Bath, W.C. & W.H.B., pumped shower, extractor fan.

## SECOND FLOOR:

**Bedroom 8** 5.7m x 4.05m Walk in wardrobe, Velux window.  
**Ensuite (unfinished)**

**Study** 5.9m x 4.6m Carpet, Velux window, walk in wardrobe.  
**Ensuite** 2.5m x 2.2m Bath, W.C. & W.H.B., Velux window.



# Accommodation



# Additional Information

## Services

- Geo thermal air to water system
- Septic tank
- Mains Water

## Features

- Feature ceiling Velux windows
- Electric gates
- Feature stone piers & walls
- Tarmac driveway & parking
- Granite windowcill's
- Rear garden decking area
- PVC double glazed windows
- Underfloor heating ground & first floor

## Yard

- Concrete yard
- Automatic steel entrance gates
- 5 bay Hay barn/workshop with concrete floor.
- 3 bay lean to with concrete floor
- Partly finished stone shed 5.0m x 9.0m
- Block surrounding walls.

## BER

Awaiting BER

## Included in the Sale

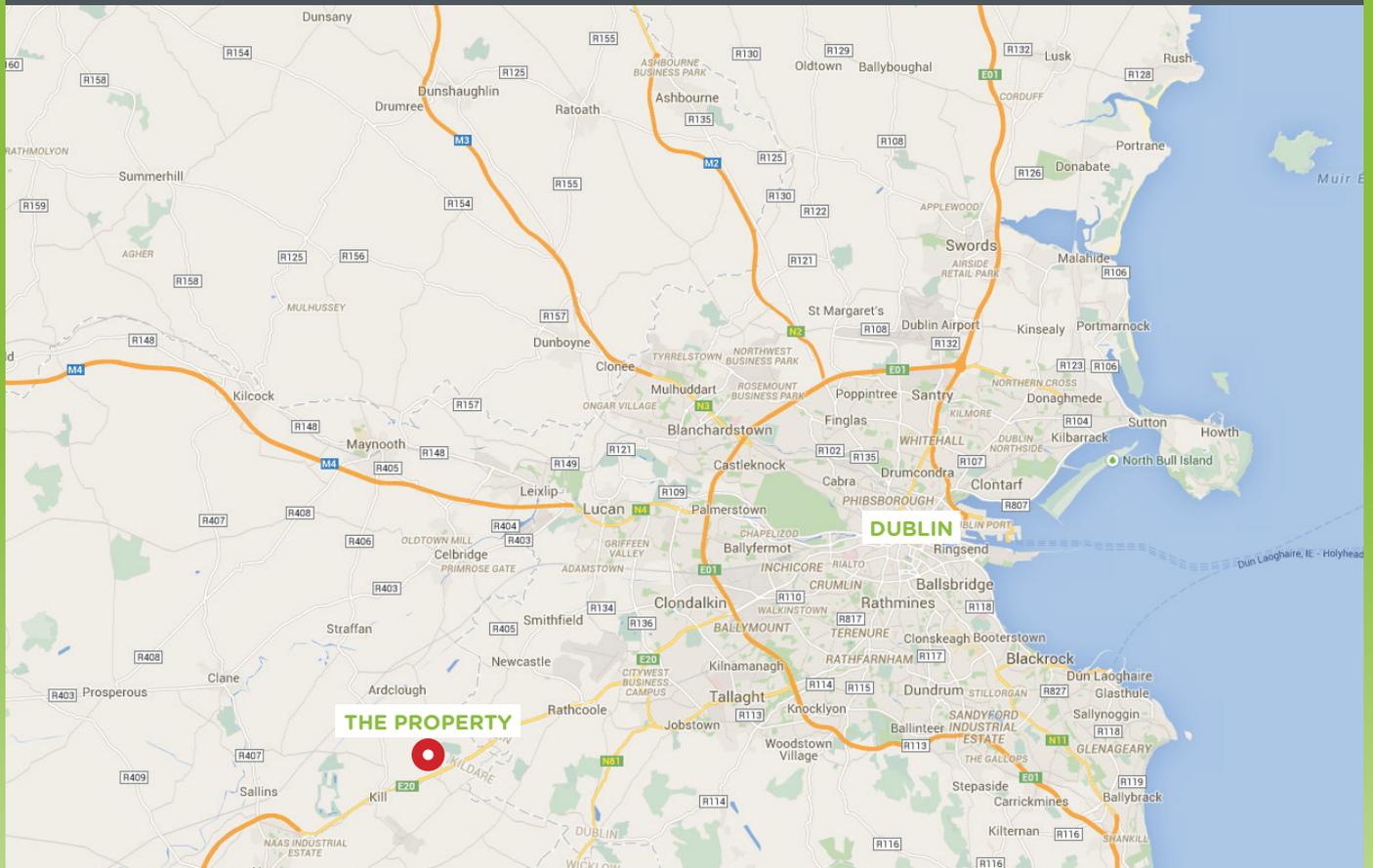
Some fixture and fittings, carpets, integrated appliances.

## Viewing

By prior appointment at any reasonable hour.



# Directions



## Directions

From Newcastle proceed towards Athgoe. Take 3rd right turn signed for Athgoe par 3 golf course. Proceed straight for 3km passing through crossroads and property is 0.5km on right hand side.

### REA Coonan

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