

Residential

Coonan
PROPERTY



2 Rowan Close, Castletown, Celbridge, Co. Kildare

- Impressive four bedroom detached property extending to a spacious 1,195 sq.ft (111sq.m) located just a short walk into Celbridge Town Centre
- Accommodation briefly comprises main hallway, living room, kitchen/dining room, 4 bedrooms inc. master ensuite, family bathroom
- Situated in quite cul-de-saq with gated access to Castletown Avenue & Estate
- Wide side entrance offering potential to extend subject to necessary P.P
- Castletown is a highly desired area, close to the centre of Celbridge village, schools, supermarkets, a variety of attractive shops, cafés, restaurants and gastro pubs
- Nearby bus stops, a regular service from Hazelhatch Train station and a short drive to the M4 motorway offer an easy commute to Dublin City Centre

4 bedroom detached
property extending to
a spacious 111 sq.m
(1,195 sq.ft)

Guide Price:

€445,000

Private Treaty

Accommodation

Coonan
PROPERTY

Entrance Hallway	(4.91m x 1.05m) + (3.71m 1.83m)	Laminate flooring, radiator cover, coving, light fitting and blind on window.
Guest W.C.	1.43m x 0.8m	Laminate flooring, w.c., w.h.b., extractor fan and light fitting.
Living Room	4.78m x 3.76m	Laminate flooring, marble feature fireplace with granite hearth and wood burning stove, light fitting and TV point.
Kitchen	4.3m x 2.61m	Tiled flooring, shaker style floor and wall units, tiled splashback, stainless steel sink, double oven, electric hob, extractor fan, fridge-freezer, microwave, coving, light fittings and door leading to rear garden.



Accommodation

Coonan
PROPERTY

Dining **3.62m x 3.11m** Laminate flooring, coving, light fitting and door leading to rear garden.

Landing **2.37m x 1.8m** Carpet, attic access via Stira ladder, light fitting and blinds.

Master Bedroom **3.9m x 3.25m** Carpet, coving, light fitting and two window blinds.



Accommodation

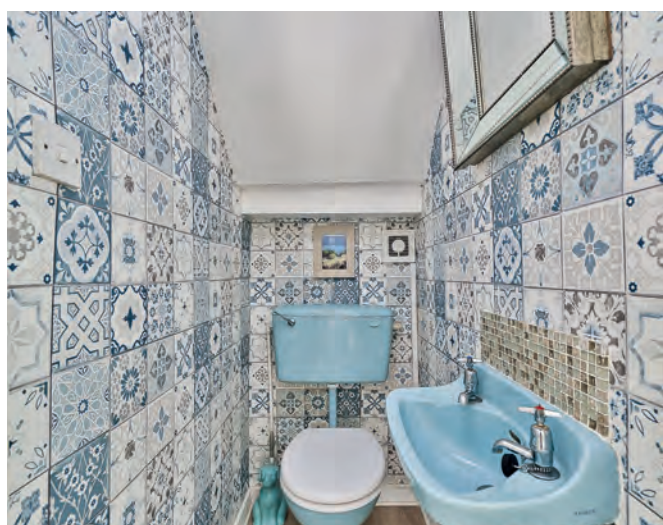
Coonan
PROPERTY

Bedroom 2 **3.94m x 2.58m** Carpet, light fitting and blind.

Bedroom 3 **3.62m x 3.24m** Carpet, coving, light fitting and blinds.

Bedroom 4 **3m x 2.6m** Carpet, light fitting and blinds.

Bathroom **1.83m x 2.38m** Fully tiled, bath, w.c., w.h.b., electric T90 shower, electric heater, light fitting, fitted mirror, shaving light and attic access.



Accommodation

Coonan
PROPERTY

Additional Information:

Gross internal floor area approx. 116 sq.m
(1250 sq.ft)
South facing year garden
PVC fascia and soffits
Outside tap
Outside light
Gated side entrance
Access to both sides of house
Double glazed windows

Services:

Mains water
Oil fired central heating

Entrance Driveway:

Parking for three cars, lawn, mature trees
and hedging.

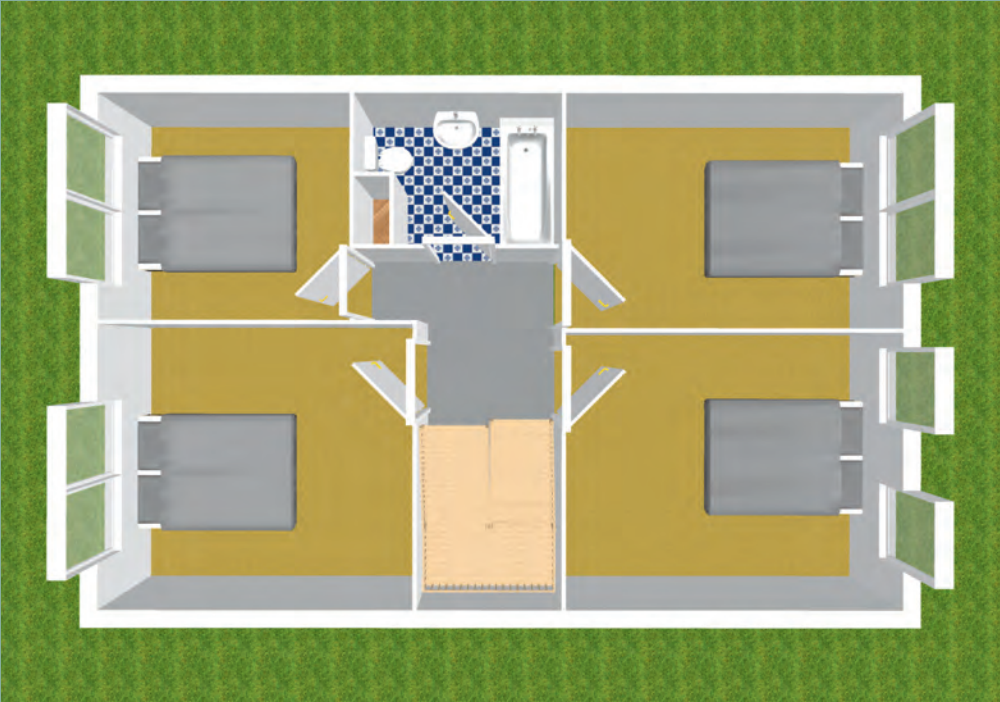
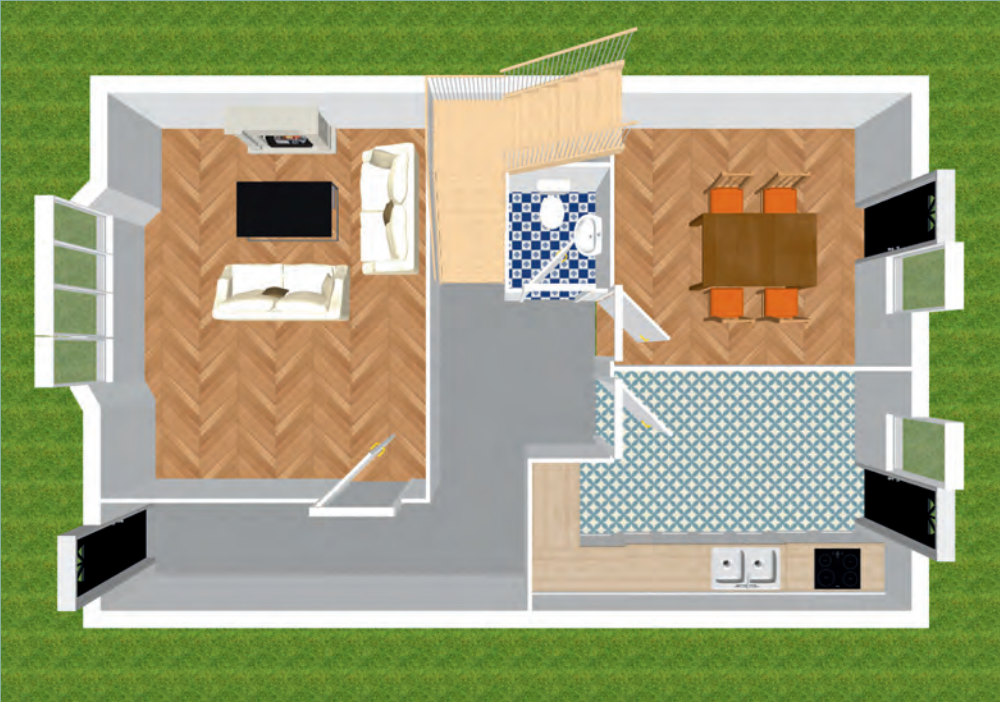
Items Included in sale:

Double oven, electric hob, extractor fan,
fridge-freezer, microwave



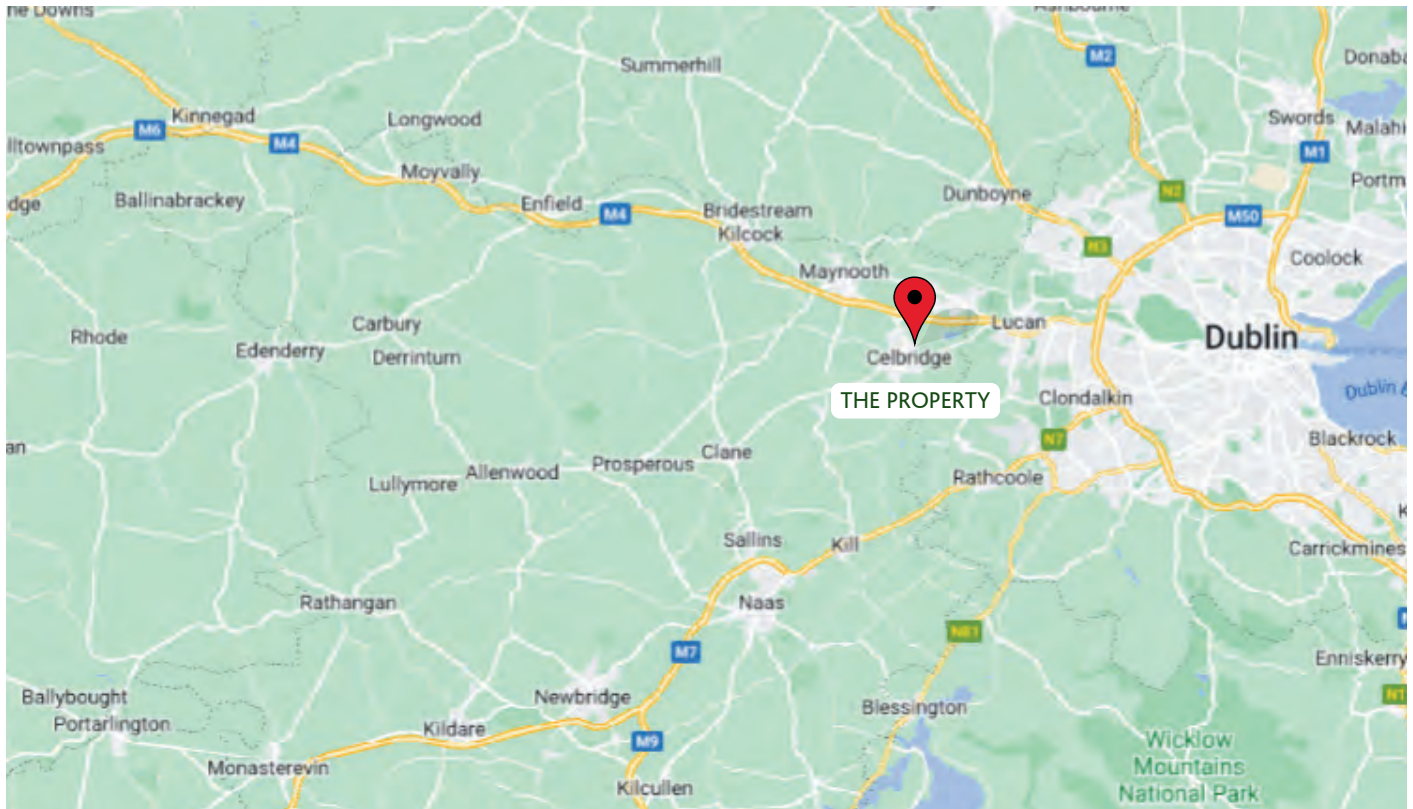
Floor Plans

Coonan
PROPERTY



Directions

Coonan
PROPERTY



Directions

W23 RY91

BER

BER D2

Viewing

By prior appointment at any reasonable hour.

Coonan
PROPERTY

Contact Information:

Mick Wright

016288400

mickw@coonan.com

PSRA No.: 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm does not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.



Coonan Mortgage Group Limited t/a Coonan Financial Group is regulated by the Central Bank of Ireland. Registration No.: 431200

For all your mortgage needs contact:

SDermot Horan / Romana Anca

01 505 2718

admin@coonanmortgage.com

coonan.com