

# Residential

**Coonan**  
PROPERTY



## 5 The Way, Hazelhatch Park, Celbridge, Co. Kildare

- Coonan Property proudly presents a superb four-bedroom detached home on a generous corner site, featuring a large kitchen extension and attic conversion, just a short stroll from Celbridge town centre
- Spacious accommodation of over 1,800 sq.ft comprising entrance hall, living room, playroom, guest WC, utility, expansive open-plan kitchen/dining area, four bedrooms (master ensuite), and main bathroom
- Beautifully finished, light-filled attic conversion adds approx. 300 sq.ft, complete with shower room, three Velux windows, and extensive storage
- Outstanding kitchen extension with premium fitted units, large island, quartz countertops, and an airy, sunlit layout ideal for family living
- Well-proportioned rooms offer flexible use including options for playroom, home office, or potential fifth bedroom
- South-facing rear garden enjoys all-day sunshine, featuring a sandstone patio and mature planting including trees, hedging, and shrubs

4 bedroom detached  
home extending to  
approx. 167 sq.m  
(1,800 sq.ft)

Guide Price:

**€645,000**

Private Treaty

# Accommodation

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Entrance  
Hallway

**5.39m x 1.85m**

Laminate flooring, coving, light fitting, blind on window, radiator cover and smart under stair storage and closet.

Living Room

**4m x 5.84m**

Laminate wood flooring, coving, recessed lights, stone fireplace with gas fire insert, tv point and double doors leading into kitchen.





# Accommodation

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## Open Plan Kitchen/Dining Room

**8.1m x 5.84m**

Wood effect tiled flooring, solid wood painted wall and floor units, quartz worktop and upstand, large island with breakfast bar, storage and integrated sink, feature light over island, 3 Velux windows, recessed lights, double Neff oven, Neff microwave, induction hob, extractor fan, American style fridge freezer, dishwasher, bespoke cabinet with shelving and lighting, two vertical radiators, window bench with storage and large sliding doors leading to rear garden.

## Utility Room

**2.75m x 2.31m**

Wood effect tiled flooring, storage units, fully plumbed, access to rear garden.



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**Guest W.C.**     **1.56m x 1.38m**

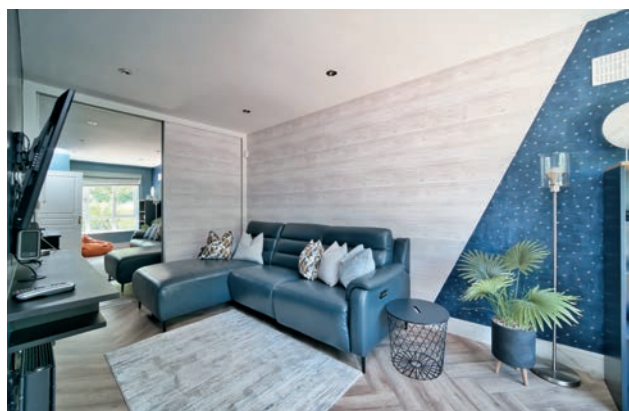
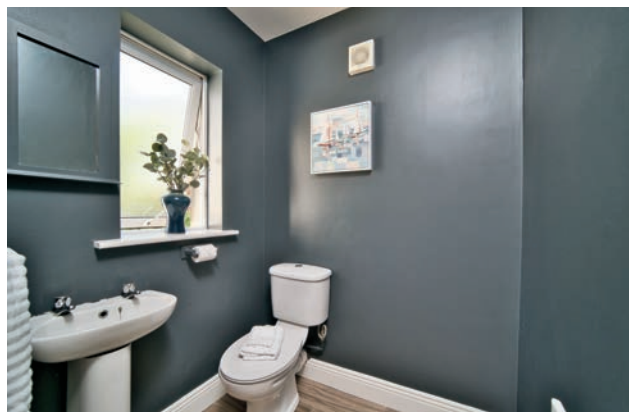
Wood effect tiled flooring, w.c., w.h.b, light fitting and extractor fan.

**Play Room/5<sup>th</sup>  
Bedroom**     **2.57m x 5.8m**

Laminate wood flooring, tv point, roman blind and roller blind, recessed lights.

**Landing**     **3.65m x 2.74m**

Carpet, shelved hot-press and light fitting.



# Accommodation

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**Master  
Bedroom**

**5.12m x 3m**

Carpet, sliding wardrobes, light shade, roman blinds, roller blind and fitted desk with shelving.

**En-suite**

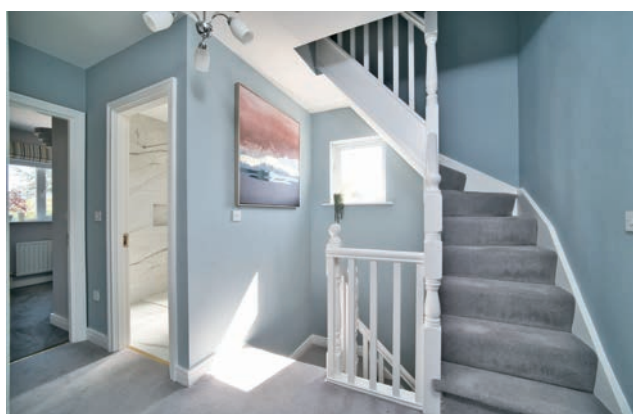
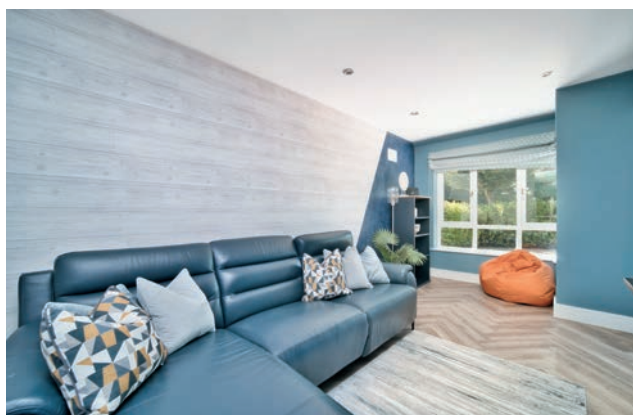
**1.58m x 2.06m**

Fully tiled, shower cubicle, w.c., w.h.b. with built in vanity unit, mirrored cabinet and light fitting.

**Bedroom 2**

**2.98m x 3.96m**

Carpet, fitted wardrobes, light shade, roman blinds and roller blind.





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## Bedroom 3      2.8m x 2.74m

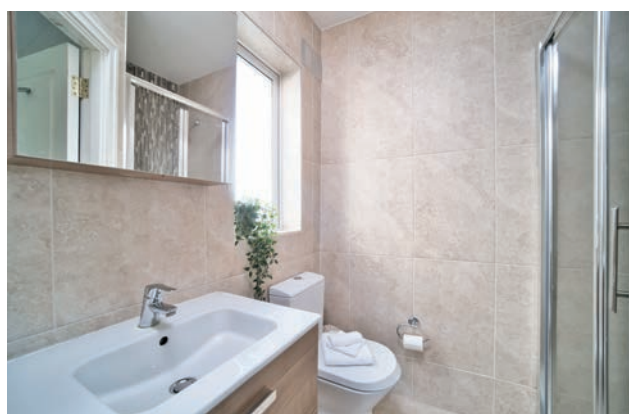
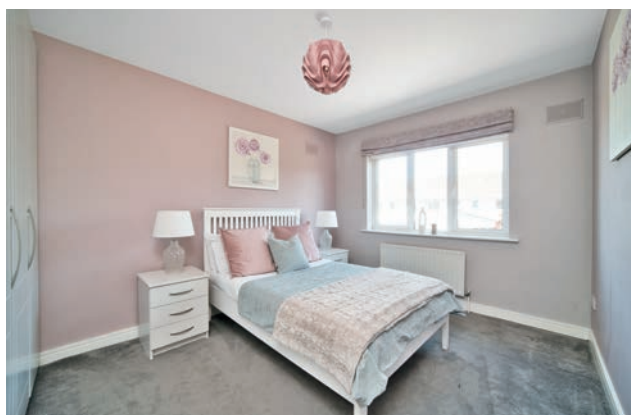
Carpet, fitted wardrobes, light shade, roman blinds and roller blind.

## Bedroom 4      2.44m x 2.7m

Carpet, fitted wardrobes, light shade, roman blinds and roller blind.

## Bathroom      1.7m x 1.88m

Fully tiled, wet room shower area with integrated toiletries shelf, monsoon shower head, w.c., w.h.b. with built in vanity unit, vertical radiator, mirror with lighting, recessed lights and extractor fan.



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## Attic Room 5.8m x 4.75m

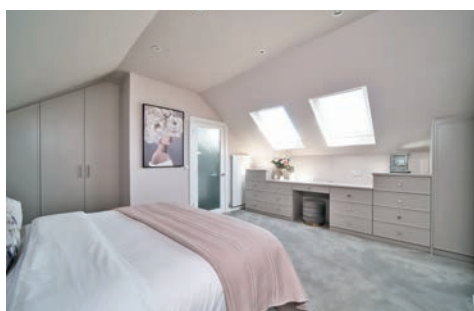
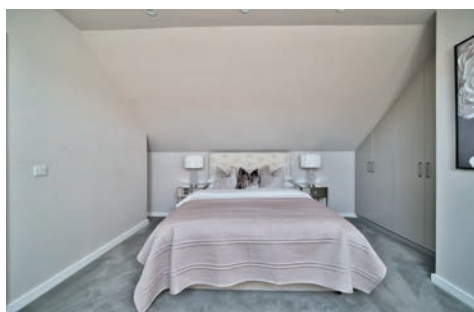
Landing area, carpet, fitted wardrobes, recessed lights, two Velux window, fitted drawers and wardrobe, vertical radiator, (roof height 2.53m).

## Shower Room 0.97m x 2.76m

Fully tiled, shower cubicle with monsoon shower, w.c., w.h.b., mirror with lighting and light fitting.

## Garden

South facing rear garden with sandstone patio area, mature plants, trees, hedging and gated side entrance on both sides. Fully covered on one side.



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## Additional Information:

Gross internal floor area approx. 167 sq.m  
(1800 sq. ft)

Built in 2006

EV (Electric Vehicle) charge point

Two side entrances (one fully covered)

PVC fascia and soffits

Outside tap

Outside sockets

Outside lights

## Services:

Mains water

Gas fire central heating

## Items Included in sale:

Double Neff oven, Neff microwave, induction hob, extractor fan, American style fridge freezer, dishwasher, light fittings, roman blinds and roller blind.

## Entrance Driveway:

Overlooking green area, cobble locked driveway with parking for 3 cars.

## Location:

Situated in Hazelhatch Park, one of Celbridge's most desirable developments, within walking distance of Hazelhatch Train Station and Celbridge Main Street.

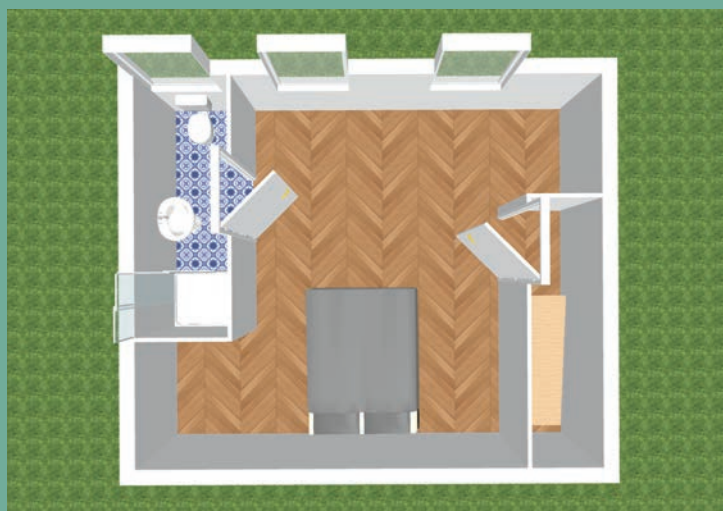
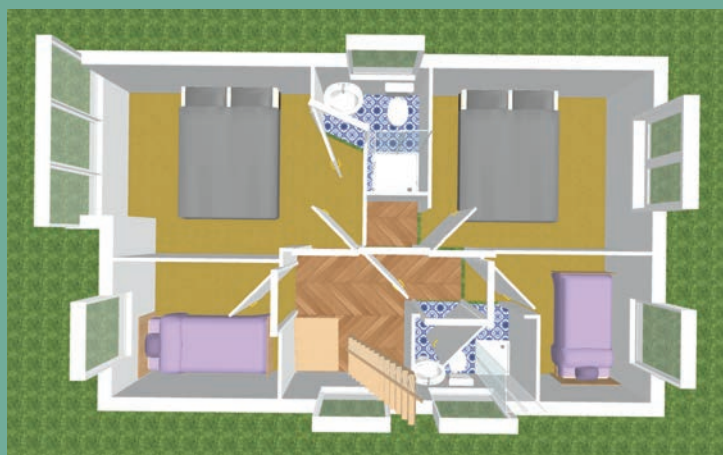
Extremely convenient to a wide range of local amenities including schools, SuperValu, sports clubs, bus routes (at the development entrance), and numerous cafes, pubs, and restaurants.





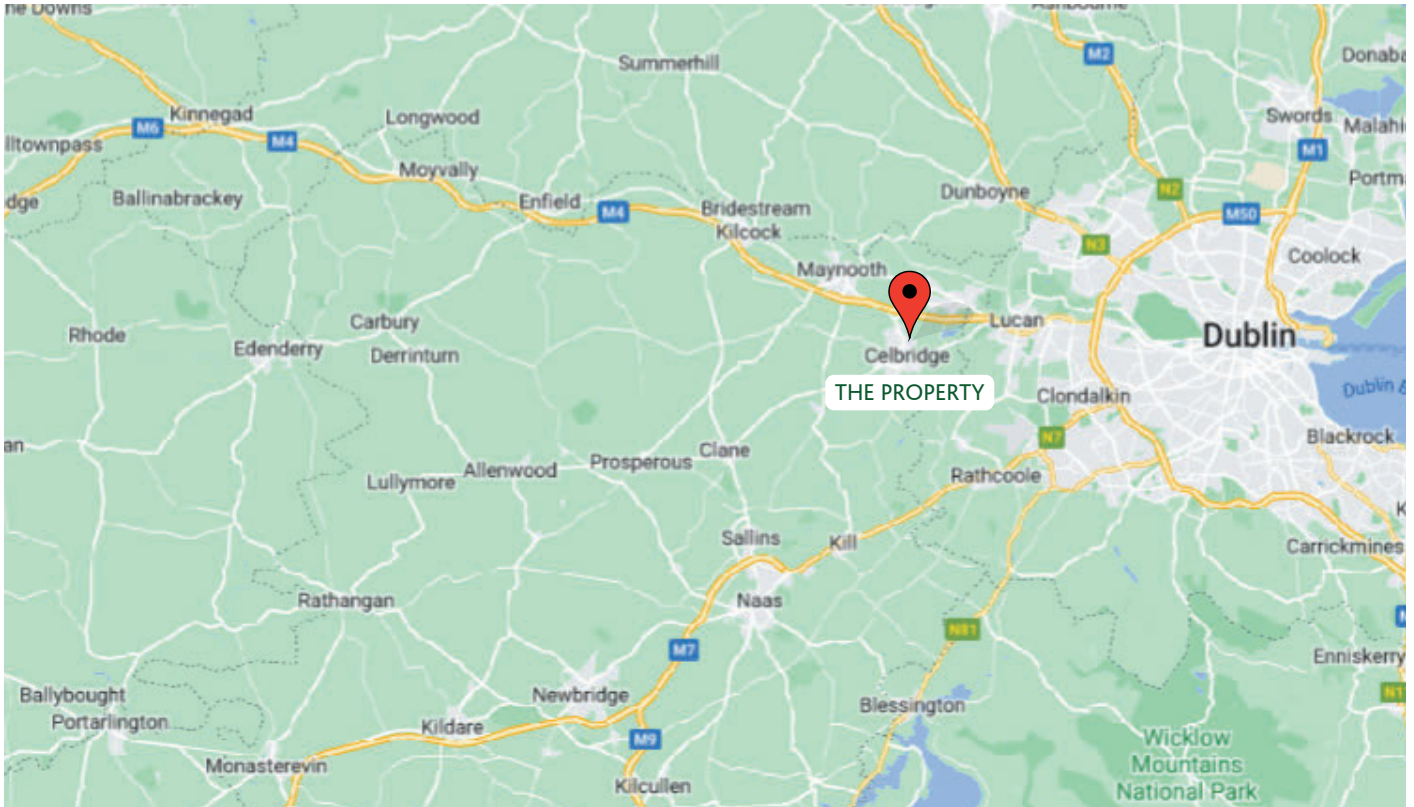
# Floor Plans

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# Directions

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## Directions

W23 DH68

**BER**

**BER B2**

## Viewing

By prior appointment at any reasonable hour.

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### Contact Information:

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