

# Residential



## Shalimar, Maynooth Road, Celbridge, Co. Kildare.

REA Coonan are delighted to present this superb Louis Peppard architecturally designed 4 bedroom detached property located on its own private grounds in a prime residential area adjacent to the renowned Castletown House, Parklands and River walks. "Shalimar" was originally built and designed with clever use of space and light, has unique architectural design features throughout and offers a marvelous property with tremendous flexible living space to accommodate a growing family.

The location of Shalimar can't be underestimated, a mere 5 minutes stroll from the historic and picturesque town of Celbridge in north Kildare, beside the activity and events centre of Castletown House, Parkland and River Walks, minutes drive to Palmer Ryder Cup Golf Course at the K Club and O'Meara & Montgomerie Championship Golf Courses at Carton House, and central to world class horse racing and breeding industry in Co. Kildare.

Guide Price:

**Excess of €529,000**

Private Treaty

# Accommodation

Celbridge is a town which is filled with heritage and is also known as the birthplace of Arthur Guinness. Donaghcumper House and demesne lie on the river banks of the River Liffey, which runs through the town. Kildrought House was built in 1719 and sits just across the road from the old Royal Irish Constabulary Barracks, which now is Michelangelo's restaurant. Celbridge offers strategic location commuters and businesses alike, with Intel and local business campus situated nearby.

"Shalimar" is situated 2 minutes' drive from the M4 Motorway, and within 20 minutes' drive of Dublin Airport. Educational needs are well catered for, as Celbridge has six primary schools, two secondary schools, a residential special school and Maynooth University on its doorstep. The main street is filled with restaurants, pubs, shops and cafes, boutiques and professional services. There are great transport facilities throughout Celbridge with bus, train and M4 close at hand, all heading to the city centre. Along with local shops, Aldi, Lidl, Tesco and Supervalu supply the town with most of its shopping needs.

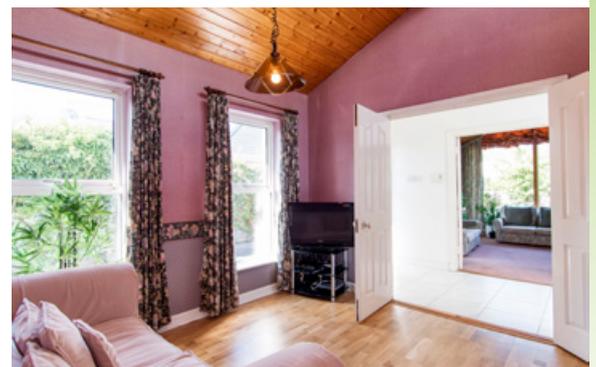
## Accommodation

<b>Entrance Hallway</b>	1.56m x 4.29m plus 1.33m x 5.02m	With recessed lighting, porcelain tiled floor, feature glass roof ceiling and alarm unit.
<b>Sitting room</b>	4.22m x 5.06m	Arch step to lower level, feature vaulted ceiling 4.11m high, double height feature apex window, gas fired fireplace with ornate surround, recessed lights, TV and phone point.
<b>TV / Reception room</b>	3.37m x 3.22m	Solid wood floor, double door leading to hall and sitting room, TV and phone point, feature 3.79m ceiling.
<b>Kitchen</b>	7.50m x 4.74m	Shaker style fitted wall units with double oven, hob, fridge freezer, dish washer, kitchen sink with integrated food disposal unit, tiled splash back, tiled floor, breakfast bar, recessed lights, quadruple glazed window-ceiling panel feature maximizing natural light, TV and phone points, double doors to rear garden and patio area, remote control switch to garage door.



# Accommodation

<b>Master bedroom</b>	4.42m x 5.03m	With built in wardrobes, vanity unit and integrated shelving including overhead storage, recessed lights, TV and phone point, master switch for outside lights and alarm panel.
<b>Ensuite</b>	1.39m x 2.49m	Fully tiled with WC, WHB, shower.
<b>Bedroom 2</b>	3.57m x 3.77m	Double bedroom with built in wardrobes, overhead storage, phone and TV point, hatch/attic access.
<b>Bedroom 3</b>	3.00m x 2.46m	With built in wardrobes, vanity unit, phone and TV point.
<b>Inner hall</b>	3.68m x 1.43m	Hot press.
<b>Bedroom 4</b>	2.78m x 2.43m	With built in wardrobes, TV and phone point.
<b>Bathroom</b>	2.69m x 2.68m	Natural Stone Travertine bathroom with WC, WHB, sunken Jacuzzi bath and shower, bidet, fully tiled, integrated mirror, recessed lighting.
<b>Utility</b>	1.19m x 2.32m	Plumbed for washing machine and shelved.
<b>Detached garage</b>	8.86m x 7.08m	With remote control electric door, 2 adjoining rooms making it suitable for multiple use, one room which is fully heated and is currently used as gym / studio space, adjoining w.c.



# Additional Information

## Additional Information

- Architecturally designed property
- Centrally located in a private secluded setting
- Electronic remote control gates with intercom system
- Electronic remote control garage door
- 3 zone control heating system
- Oil fired central heating
- Gym / Studio space
- Garden lighting and automatic lighting system
- Rose garden
- Feature garden water fall
- West facing patio, paved
- Fully landscaped gardens
- Full security systems in place

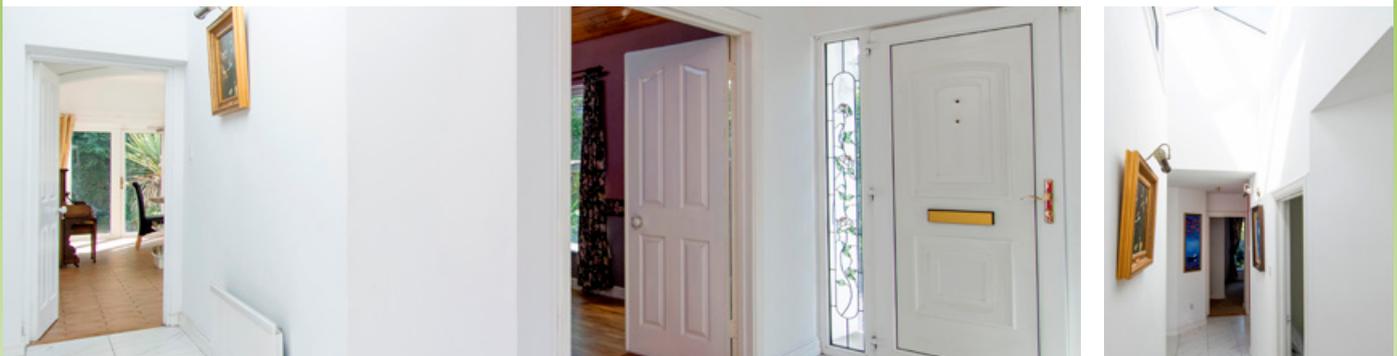
- Property built in 1991
- Double glazed windows
- Garden shed
- Outside tap
- Outside electricity supply
- Bin storage area
- Mains water
- On public transport route

**BER**

C3

## Viewing

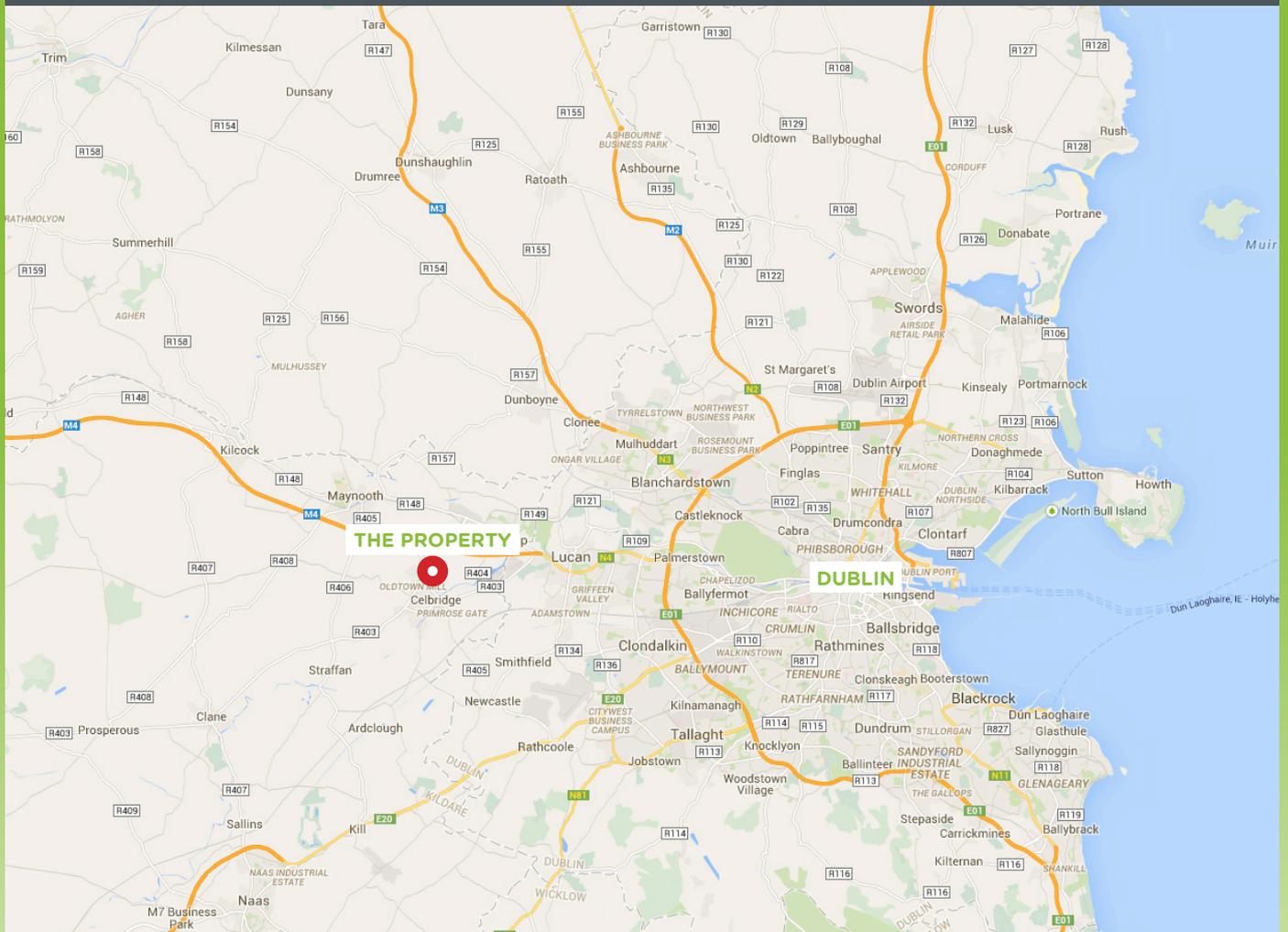
By prior appointment at any reasonable hour.



# Additional Information



# Directions



## REA Coonan

Property House, Main Street, Maynooth, Co. Kildare

Tel: 01 6286128

Contact: **Padraig Kavanagh**

**info@coonan.com**

**www.coonan.com**



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