

# Residential

**Coonan**  
PROPERTY



## 7 The Crescent, Oldtown Mill, Celbridge, Co. Kildare

- Coonan Property are proud to present this superb four-bedroom residence in the highly regarded Oldtown Mill development, just minutes from local schools, shops, and amenities
- Superbly appointed and spacious accommodation of approx. 125 sq.m (1,350 sq.ft) including entrance hall, spacious living room, open-plan kitchen/dining area, study/5th bedroom, guest WC, four bedrooms (master en suite), and family bathroom
- Stylish interior with high-quality finishes throughout, including premium flooring, elegant bathrooms, and contemporary colour schemes
- West-facing rear garden beautifully landscaped with sandstone patio, lush lawn, mature planting, and excellent privacy
- Perfectly positioned overlooking a well maintained green area — ideal for families and safe play
- Oldtown Mill is a mature, family-friendly estate within walking distance of schools, shops, bus routes, and just 1.5km from Celbridge Main Street with its cafés, restaurants, and services
- Excellent connectivity for commuters via Hazelhatch Train Station, M4 and M7 motorways

4 bedroom residence  
extending to approx.  
125 sq.m (1,350 sq.ft)

Guide Price:

**€595,000**

Private Treaty

# Accommodation

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Entrance  
Hallway

**4.8m x 2.02m**

Composite front door, laminate wood flooring, coving, light fitting, radiator cover and alarm panel.

Guest W.C.

**0.94m x 1.6m**

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

Living Room

**4.68m x 3.16m**

Laminate wood flooring, feature fireplace with granite hearth, open fire, coving, recessed lights, blinds, radiator cover, tv point and double doors leading into dining room.



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**Living/Dining**    **5.41m x 4.55m**

Laminate flooring, coving, recessed lights, double doors leading into living room, open archway into kitchen area and double doors leading into rear garden.

**Kitchen**    **2.62m x 2.96m**

Laminate flooring, shaker style wall and floor units, tiled splashback, integrated oven, gas hob, extractor fan, dishwasher, fridge freezer, stainless steel sink, recessed lights, Velux window, venetian blinds.

**Utility Room**    **2.68m x 1.59m**

Tiled flooring, fully plumbed for washer, dryer, storage units, door to rear garden and light fitting.



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**Study/Play  
Room**

**3.25m x 4.46m**

Laminate wood flooring, coving, recessed lights and venetian blinds.

**Landing**

**(2.71m x 1.45m) +  
(2.05m x 0.92m)**

Laminate wood flooring, attic access via Stira folding ladder, light fitting and hot-press.

**Master  
Bedroom**

**2.9m x 4.17m**

Overlooking front  
Laminate wood flooring, sliding wardrobes, tv point, light fitting and blinds.



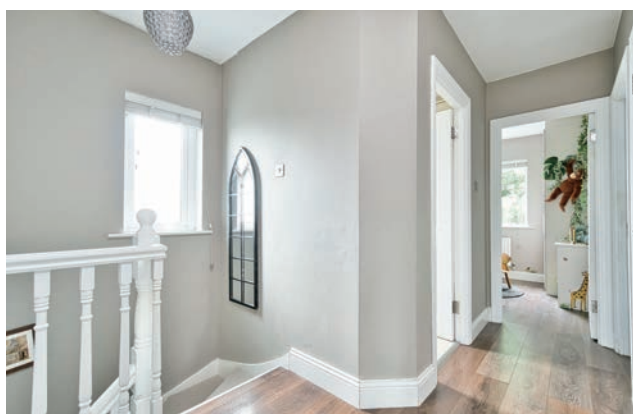
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**En-suite**      **1.15m x 2.54m**      Fully tiled, shower cubicle with electric Triton shower, w.c., w.h.b. extractor fan and light fitting.

**Bedroom 2**      **2.62m x 3.57m**      Overlooking back garden  
Laminate wood flooring, fitted wardrobes, curtains, light fitting and blinds.

**Bedroom 3**      **2.58m x 2.7m**      Overlooking back garden  
Laminate wood flooring, fitted wardrobes, curtains and blinds.



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## Bedroom 4    2.9m x 2.1m

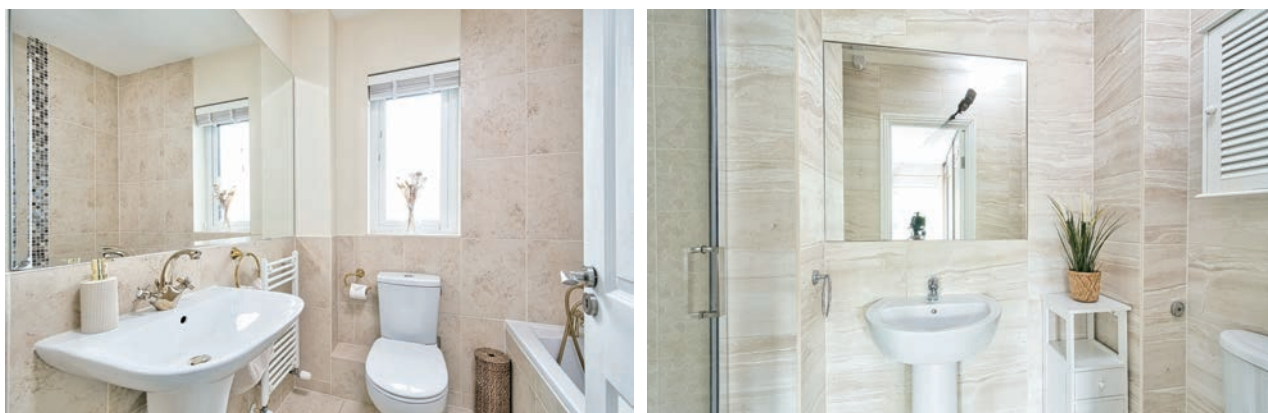
Currently laid out as dressing room, easily switched back to a 4<sup>th</sup> bedroom.  
Shelving, storage units, rotating shoe rack, pull out mirror, jewellery drawer, laminate wood flooring, light fitting, blinds and curtains.

## Bathroom    1.71m x 1.91m

Fully tiled, w.c., w.h.b., gold taps, vertical heated towel rail, half wall mirror, blinds and light fitting.

## Garden    12m x 9.55m

Two sections of sandstone patio areas, mature plants and trees, lawn area, flower beds, timber shed.



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## Additional Information:

Gross internal floor area approx. 125sq.m  
(1,350 sq. ft)  
Built in 2000  
Black pvc fascia and soffits  
Low maintenance dashed exterior  
Gated side entrance  
Outside lights  
Outside tap  
EV charge point  
Very private rear garden

## Services:

Mains water  
Gas fire central heating

## Items Included in sale:

Integrated oven, gas hob, extractor fan,  
dishwasher, fridge freezer, blinds, some  
light fittings and some curtains.

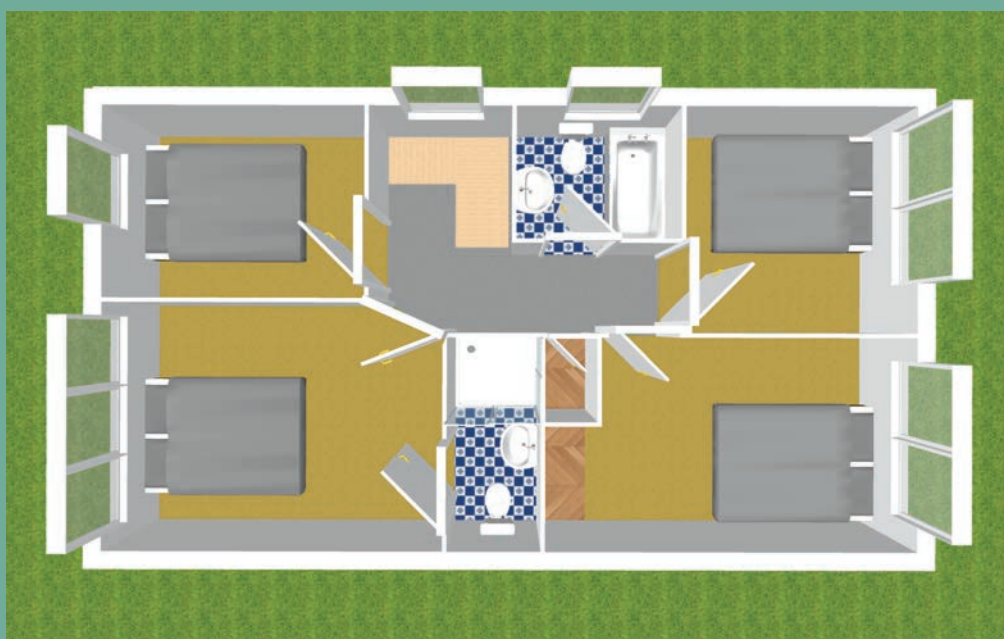
## Driveway Entrance:

Cobble locked driveway, parking for 2/3  
cars and overlooking green area.



# Floor Plans

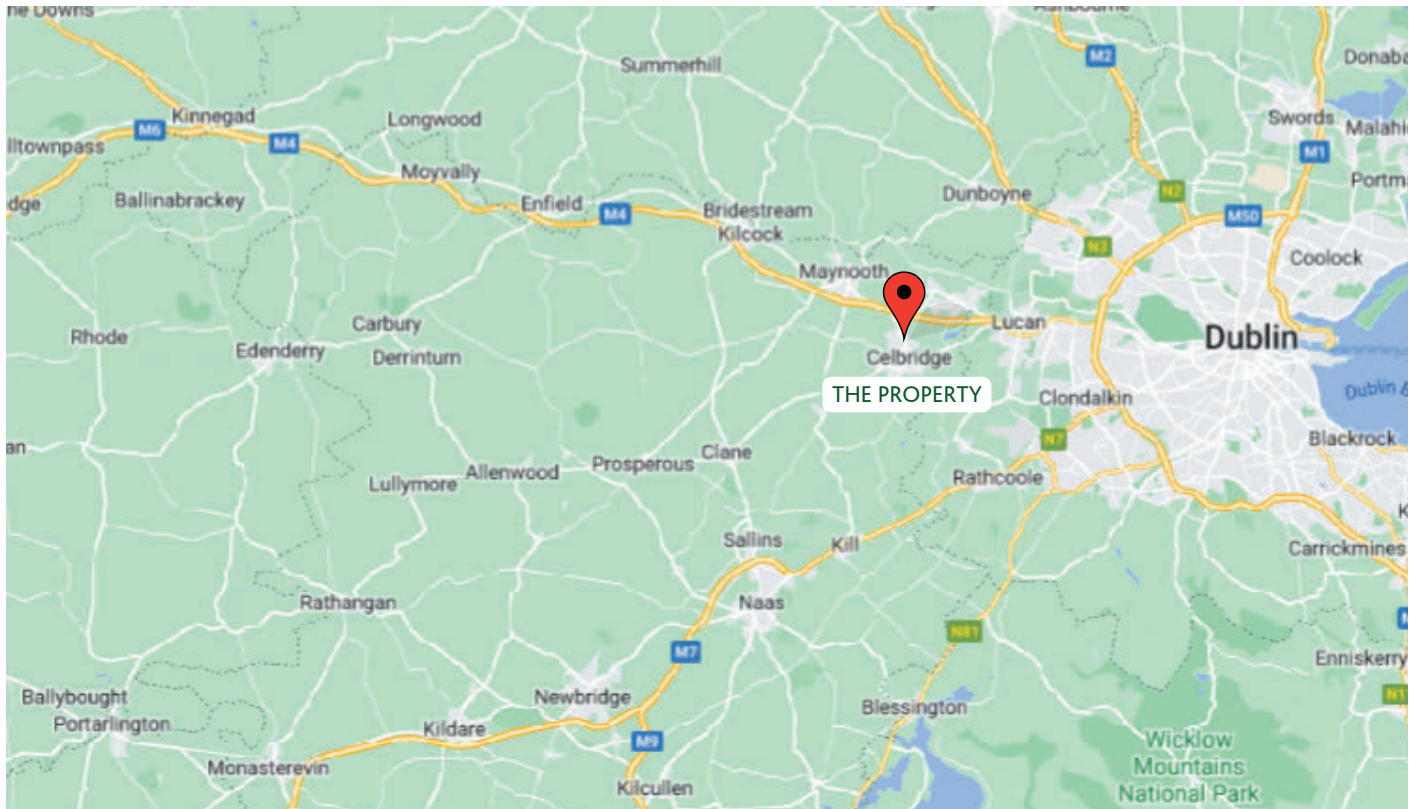
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# Directions

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## Directions

W23 T262

**BER**

**BER B3**

## Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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