

Residential

Coonan
PROPERTY



21 Castlewellan Park, Celbridge, Co. Kildare

To register a bid on this property, please visit coonanlive.com

- Exceptional A rated 3 bedroom mid terrace home extending to 1,324 sq ft (123sqm)
- Beautifully finished home with high quality fixtures and fittings throughout.
- Three large double bedrooms with two ensembles.
- Generous rear garden extending to approx. 45 ft (15m)
- Built in 2018 to an A3 BER standard with air to water heat pump central heating and hot water.
- High end appliances included in sale.
- Great location overlooking a green area.
- Close to all local amenities including shops, excellent schools, bus stops and the M4 motorway

3 bedroom
mid terrace
1,324 sq ft
(123sqm)

Guide Price:
€360,000

Private Treaty

Accommodation

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GROUND FLOOR:

Entrance Hallway

2.73m x 1.17m

Laminate wood flooring and light fitting.

Sitting Room

3.1m x 5.17m

Laminate wood flooring, wall mounted electric fire, T.V point, under stair storage & venetian blinds.



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Kitchen/
Dining Room

5.5m x 4.3m

Tiled floors, shaker style floor & wall units with laminate worktop, integrated Bosch smart oven, Bosch induction hob, integrated Bosch microwave & grill, integrated fridge freezer, integrated whirlpool dishwasher, stainless steel sink, wine cabinet, venetian blinds, T.V point & double doors leading to rear garden.

Utility Room/WC

2.22m x 1.6m

Tiled floors, fully plumbed, storage, extractor fan, light fittings, w.c., w.h.b and wood panelling.



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1st FLOOR:

Landing	3.1m x 1.65m	Carpet, light fitting and large shelved hot-press.
Bedroom 1	3.91m x 2.94m	Carpet, light fitting, built in wardrobes, T.V point & venetian blinds.
Ensuite	1.3m x 3.5m	Tiled floors, partially tiled walls, large shower cubicle with monsoon shower head, w.c., w.h.b, chrome heated towel rail, extractor fan & light fitting.
Bedroom 2	3.46m x 4.27m	Carpet, light fitting, T.V point & venetian blinds.
Bathroom	1.73m x 2.1m	Tiled floor, partially tiled walls, bath with shower screen, monsoon shower head, w.c., w.h.b, light fitting, chrome heated towel rail and extractor fan.



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2nd FLOOR:

Landing	2.2m x 1.45m	Carpet, large storage closet with eaves storage, Velux window & light fitting.
Master Bedroom	5.65m x 3.76m	Carpet, light fitting, built in wardrobes, T.V point & venetian blinds.
Ensuite	2.62m x 2.1m	Tiled floors, partially tiled walls, large shower cubicle with monsoon shower head, w.c., w.h.b., chrome heated towel rail, extractor fan & light fitting.



Floor Plans

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Directions

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Services:

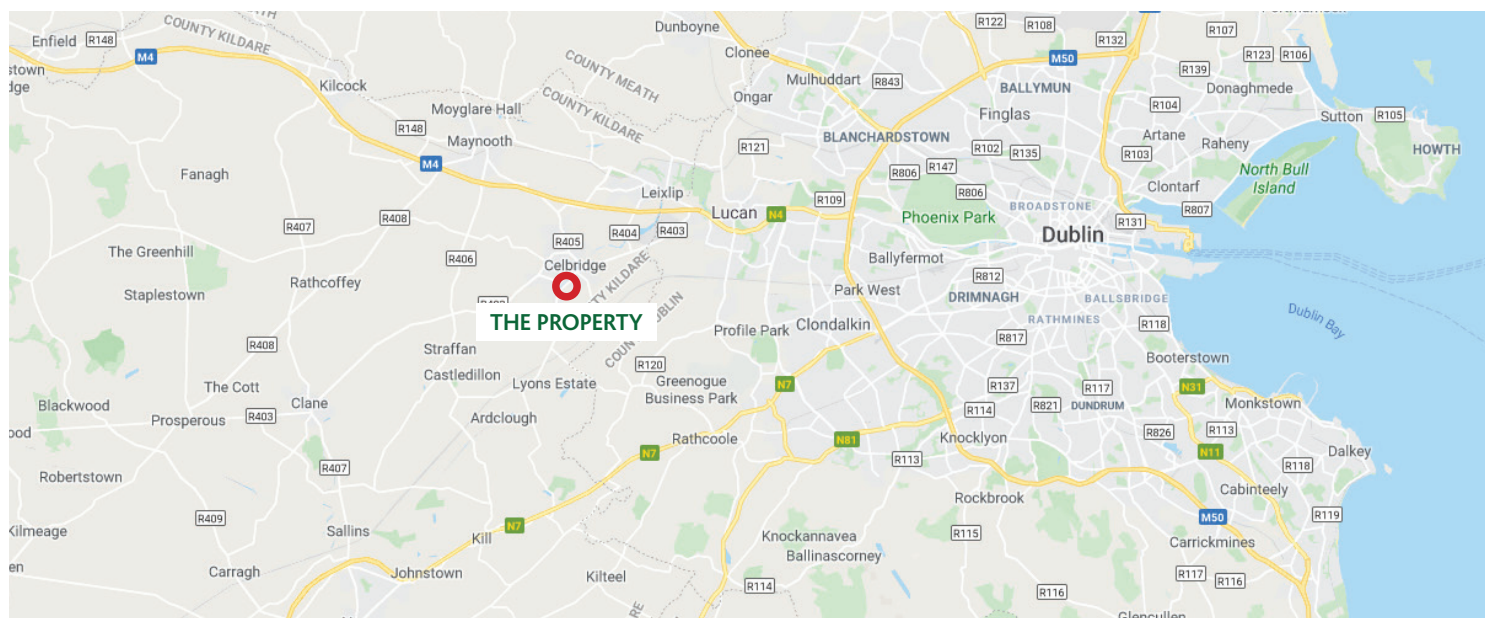
Air to water heat pump
Mains Water
Mains Sewerage

Items Included in sale:

Integrated Bosch smart oven, Bosch induction hob, integrated Bosch microwave & grill, integrated fridge freezer, integrated whirlpool dishwasher, light fittings and blinds.

Additional Information:

Large rear garden extends to approx.... 15m x 4.3m
Fully alarmed with smart alarm
PVC fascia soffit
Facing a green area
Parking for two cars



Directions:

Eircode
W23 K5P9

VIEWING

By prior appointment at any reasonable hour.

BER

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