

Residential

Coonan
PROPERTY



Newtown, Celbridge, Co. Kildare

- Coonan Property is proud to present this substantial 6-bedroom detached residence, extending to over 2,800 sq. ft., set on a generous 0.75-acre site, ideally located just 2km from Celbridge Town Centre
- Offering excellent space throughout, the accommodation includes a large entrance hallway, living room, kitchen, utility room, boot room, two reception rooms, five bedrooms, and three bathrooms
- While the property requires full refurbishment, it represents a fantastic opportunity to create a bespoke family home in a highly sought-after location.
- Having been unoccupied for over two years, the property may be eligible for the Vacant Property Refurbishment Grant, subject to conditions
- Includes a number of out buildings and an integrated garage
- Garden space to the front and back with a very lawn on the south facing side
- Ideally positioned within walking distance of Celbridge Town Centre via nearby footpath, with access to a full range of schools, shops, cafés, and local services.
- Well connected for commuters, with easy access to Hazelhatch Train Station, multiple bus routes, and the M4 motorway — offering a straightforward journey to Dublin City Centre

**6 bedroom detached
residence extending to
approx. 260 sq.m
(2,800 sq.ft)**

Guide Price:

€695,000

Private Treaty

Accommodation

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Entrance
Hallway 4.34m x 2.47m

Guest W.C. 0.87m x 2.45m

Living Room 4.8m x 8.46m Very large dual aspect room

Kitchen 5.17m x 3.65m Wall and floor units, light fittings, fully plumbed and Aga cooker.

Utility Room 5.27m x 1.82m Fully plumbed.



Accommodation

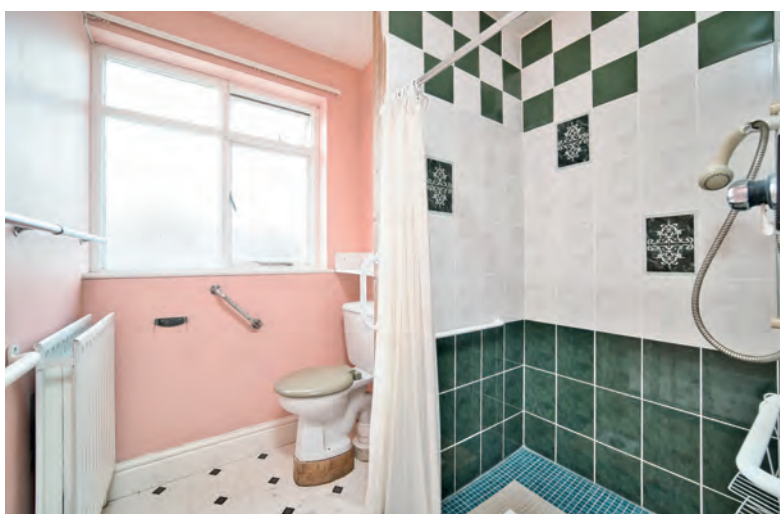
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**Play Room/
Bedroom** **3.47m x 2.33m** Ground floor, carpet, light fitting and curtains.

Bedroom 6 **3.56m x 4.05m** Ground floor, carpet, light fitting and curtains.

Bathroom **2.96m x 2.13m** Wet room shower, w.c., w.h.b.

Study **2.48m x 3.21m**



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Landing

Walk-in hotpress.

**Master
Bedroom**

4.8m x 7.6m

Dual aspect room.
Door leading onto roof over garage, built in wardrobes.

Bedroom 2

3.18m x 3.51m

Built in wardrobes.

Bedroom 3

3.2m x 3.32m

Built in wardrobes.



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Bedroom 4	3.21m x 4.23m	Built in wardrobes.
Bedroom 5	3.23m x 4.13m	Built in wardrobes.
Bathroom	2.43m x 2.26m	Bath, w.c. and w.h.b.
Garden	5.6m x 3.36m	Two block-built sheds and integrated garage.



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Additional Information:

Gross internal floor area approx. over 2,800 sq. ft. (260 sq.m)

Sold as seen

Approx. 0.75 acre site

Ample parking with vehicular access to the side and rear

Potential for extra living accommodation in the integrated garage

Services:

Electricity supply

Main water supply

Previously oil fired central heating – will need replacement

Septic tank on site will need replacing



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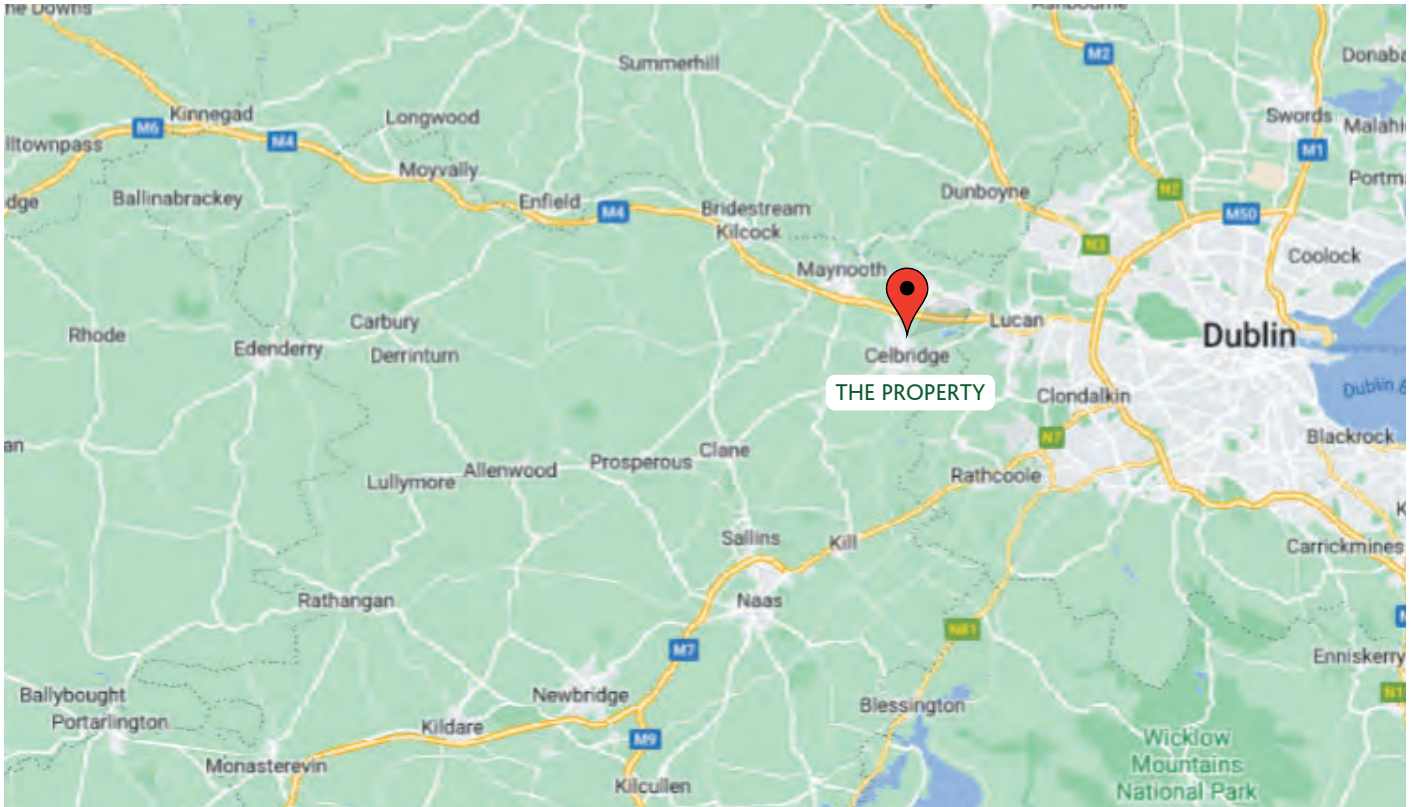
Floor Plans

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Directions

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Directions

W23 Y0PX

BER



Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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