

# Residential

**Coonan**  
PROPERTY



## 14 Castlevillage Woods, Celbridge, Co. Kildare

To register a bid on this property, please visit [coonanlive.com](http://coonanlive.com)

- Exceptional 3 bed bungalow on a large corner site
- Briefly comprises main hallway, living room, kitchen/dining room, 3 bedrooms and main bathroom.
- Large block built shed extending to approx. 200 sq ft – ideal home office or playroom
- Beautifully appointed home which has been finished to high standard throughout
- Contemporary high gloss kitchen with high end appliances and stylish fully tiled bathroom
- Private end of cul de saq location
- Large site with ample parking space to the front and spacious side and rear garden- offering potential for further development.
- Conveniently located within walking distance of schools, shops, bus stops and just 2.5km from the M4 motorway.

PSRA No. 003764 [coonan.com](http://coonan.com)

3 bedroom  
semi- detached  
bungalow

Guide Price:  
**€325,000**

Private Treaty

# Accommodation

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## GROUND FLOOR:

Entrance Hallway

6.7m x 2.2m

Semi solid wood flooring, coving, light fitting, hot press, attic access, natural light tunnel, radiator cover and alarm panel.

Sitting Room

3.58m x 5.11m

Semi solid wood flooring, coving, light fitting, bay window with blinds, T.V point, feature fireplace with marble surround and granite hearth with open fire and double doors leading to kitchen area.



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Kitchen

5.85m x 3.44m

Tiled floor, high gloss floor & wall units, tiled splashback, oven, gas hob, dishwasher, fridge freezer, two light fittings, sliding door leading to patio area and double doors leading to living room.



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<b>Master Bedroom</b>	<b>2.81m x 3.50m</b>	Semi solid wood flooring, fitted wardrobes, light fitting and blinds.
<b>Bedroom 2</b>	<b>3.19m x 2.81m</b>	Semi solid wood flooring, fitted wardrobes, light fitting and blinds.
<b>Bedroom 3</b>	<b>3.29m x 2.1m</b>	Carpet, light fitting, blinds and folding attic stairs leading to the attic.
<b>Bathroom</b>	<b>1.84m x 2.18m</b>	Fully tiled, w.c., w.h.b. with built in vanity unit, bath with shower screen and electric triton T90sr shower, extractor fan, vertical chrome heated towel rail and light fitting.





### Services:

Mains water  
Mains sewerage  
Gas fired central heating

### Items Included in sale:

Oven, gas hob, dishwasher, fridge freezer  
and light fittings.

### Additional Information:

Block built shed with electricity supply (6m x 2.8m)  
PVC fascia & soffits  
Boiler shed  
Outside lights  
Outside tap  
Large side entrance  
Raised patio area  
Not over looked to the rear  
Located in quiet cul-de-sac  
Well maintained lawn to front  
Parking for 2 cars

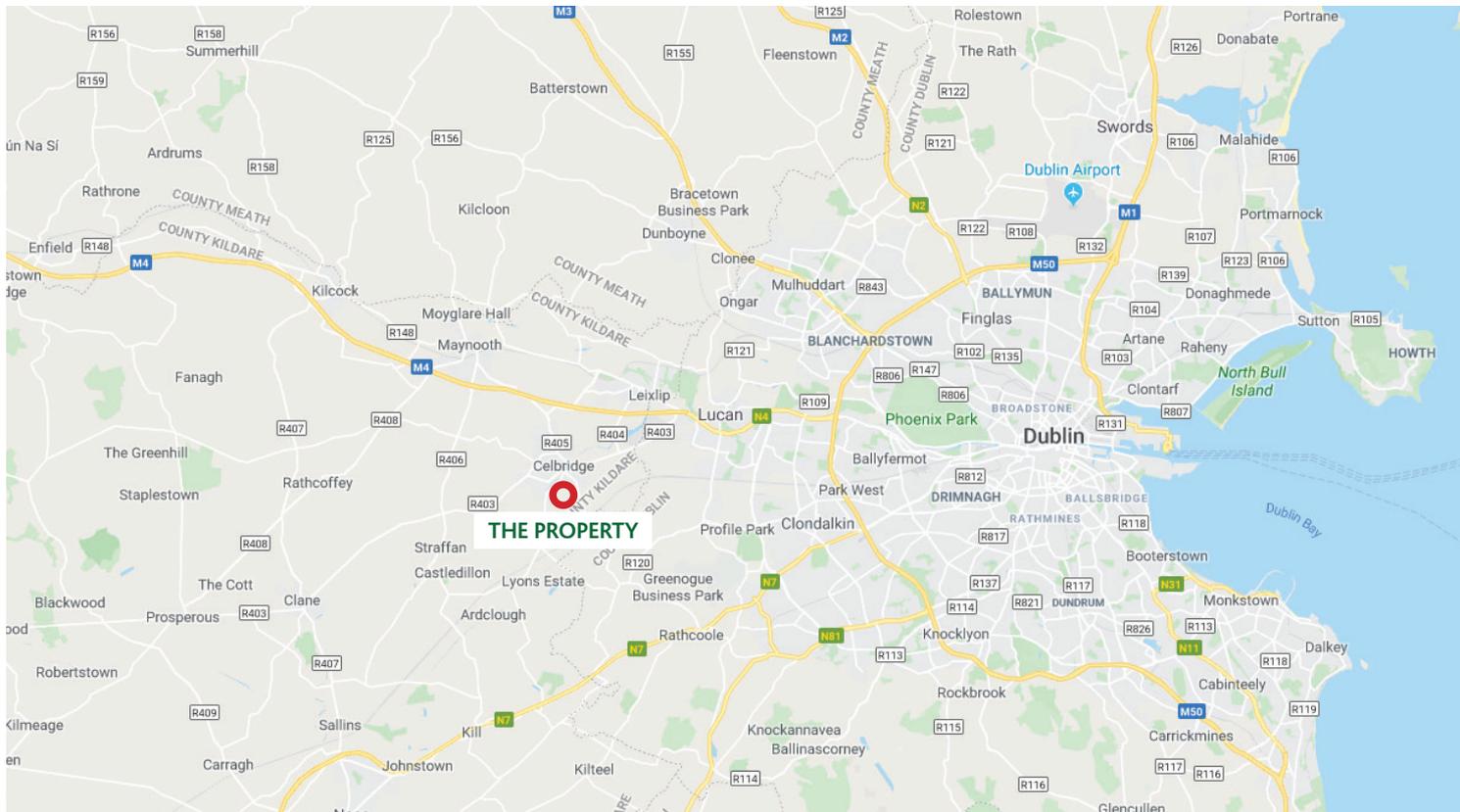
# Floor Plans

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# Directions

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## Directions:

Eircode  
W23PT66

## VIEWING

By prior appointment at any reasonable hour.



Contact Information:  
Sales Person  
Mick Wright  
01 6288400



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