



## 22 Oakleigh, Celbridge, Co. Kildare

- Coonan Property is delighted to present this exceptional detached family home extending to approx. 2,200 sq.ft., occupying a prime corner site within the highly sought-after Oakleigh development
- A rare opportunity to acquire a substantial family home in one of Celbridge's most established and desirable residential developments, comprising exclusively detached homes within mature and beautifully landscaped surroundings
- Situated at the end of a quiet cul-de-sac overlooking a well-maintained green area, the property enjoys a safe and idyllic setting for families, with ample space for children to play
- Extending over generous proportions throughout, the home offers 5 double bedrooms, a spacious living room, and a large open-plan kitchen/dining area ideal for modern family living
- Accommodation briefly comprises entrance hallway, living room, open-plan kitchen/dining room, ground-floor bedroom, study/TV room, ground-floor shower room, 4 first-floor bedrooms inc. master ensuite and a family bathroom
- Offering exceptional flexibility, the layout easily caters for all family requirements, with space suitable for a home office, playroom, gym, guest accommodation, or multi-generational living
- The impressive corner site features a tarmac driveway, well-maintained lawns, and a private south west facing rear garden extending to approximately 186 sq.m., surrounded by mature trees that provide an exceptional degree of privacy
- Oakleigh is ideally located within walking distance of schools, shops, sports clubs, and Celbridge Main Street, while excellent transport links including bus services, Hazelhatch Train Station, and the M4 motorway are all easily accessible

PSRA No. 003764 coonan.com

Exceptional  
detached family  
home extending to  
approx. 2,200 sq.ft.

Guide Price:  
**€775,000**

Private Treaty

# Accommodation

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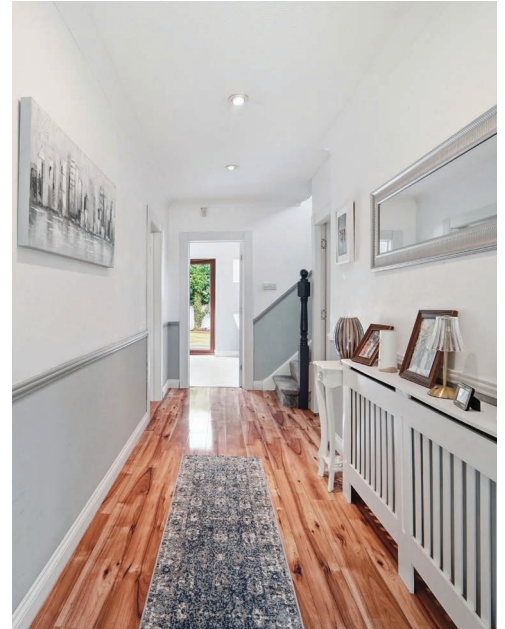
## Entrance Driveway:

Tarmacadam driveway with granite border, lawn area, sandstone walkway surrounding the house.

Entrance Porch	<b>1.33m x 1.64m</b>	Double French door with glass panels and light fitting.
Entrance Hallway	<b>5.27m x 1.61m</b>	Laminate wood flooring, coving, recessed lights and radiator cover.
Living Room	<b>5m x 5.3m</b>	Laminate flooring, coving, light shade, marble feature fireplace with solid fuel stove insert, curtains, blinds and opening into the kitchen.
Kitchen / Dining	<b>2.9m x 11.92m</b>	Laminate flooring, high gloss fitted wall and floor units, stainless steel sink, double oven, electric hob, extractor fan, fridge freezer, dishwasher, recessed lights, light shade, radiator cover, Velux window and double French door with blinds leading to garden area.
Ground Floor Bedroom 5	<b>5.32m x 2.8m</b>	Laminate flooring, light shade and access to the study/playroom.

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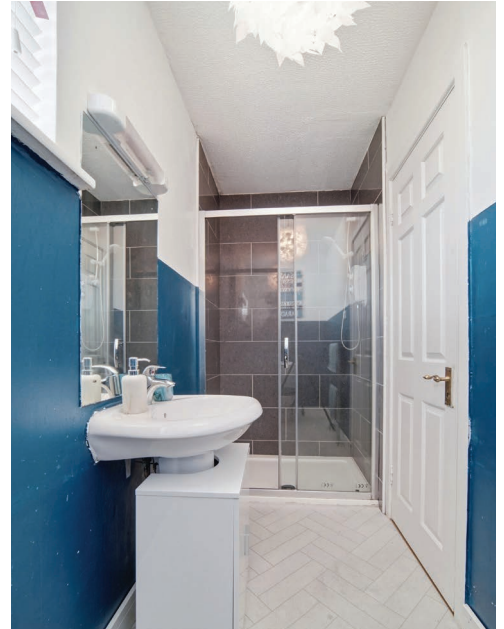
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Ground Floor Shower Room	<b>2.6m x 1.74m</b>	Tiled, shower cubicle with Triton electric shower, w.c., w.h.b with built in vanity unit and recessed lights.
Study/Playroom	<b>2.8m x 5.95m</b>	Laminate wood flooring, recessed lights, two Velux windows, vertical radiator, double glazed sliding door leading to front and door leading into storage room (1.6m x 1.07m).
Landing	<b>1.77m x 6.02m</b>	Carpet, light fitting, coving and venetian blinds.
Master Bedroom (Facing Front)	<b>3.46m x 5.56m</b>	Laminate wood flooring, fitted wardrobes with drawers, light fitting, curtains and blind.
Ensuite	<b>1.2m x 3.37m</b>	Lino flooring, shower cubicle with Triton electric shower, w.c., w.h.b with built in vanity unit, window with blinds and light fitting.
Bedroom 2 (Facing Front)	<b>3.86m x 4.34m</b>	Laminate wood flooring, light fitting, curtains and blind.
Bedroom 3 (Facing Back)	<b>2.88m x 3.92m</b>	Laminate wood flooring, two sets of fitted wardrobes with drawers, light fitting and blind.
Bedroom 4 (Facing Back)	<b>3.04m x 4.04m</b>	Laminate wood flooring, light fitting and blind.
Bathroom	<b>3.06m x 2.73m</b>	Fully tiled, bath with shower screen and electric shower, w.c., w.h.b., light fitting, fitted mirror, vertical heated towel rail, window and toiletries cabinet.



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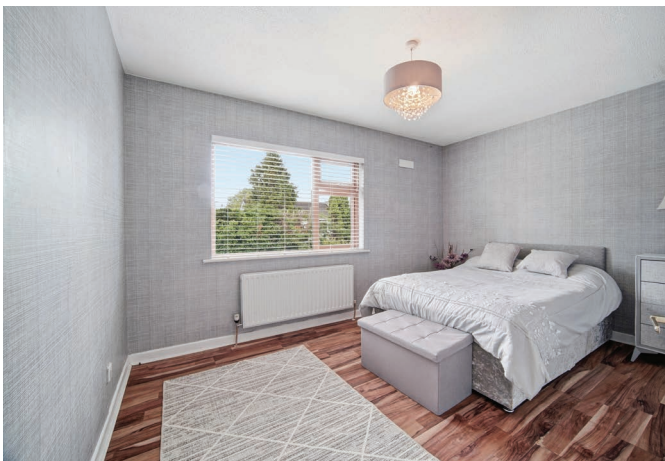
# Garden

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# Accommodation

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# Floor Plans

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Ground Floor



First Floor

# Garden

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## Garden 12m x 15.5m

South west facing garden with artificial grass, sandstone patio area with pergola and steel shed.

### Additional Information:

- Gross internal floor area approx. 204sq.m (2200 sq. ft)
- Built c.1987
- Gated side entrance
- Outside tap
- Outside lights
- Outside sockets
- PVC fascia and soffits
- Overlooking a large green area
- Ample parking space on tarmacadam driveway



### Items Included in sale:

Double oven, gas hob, extractor fan, fridge freezer, dishwasher, light fitting, curtains and blinds.

### Services:

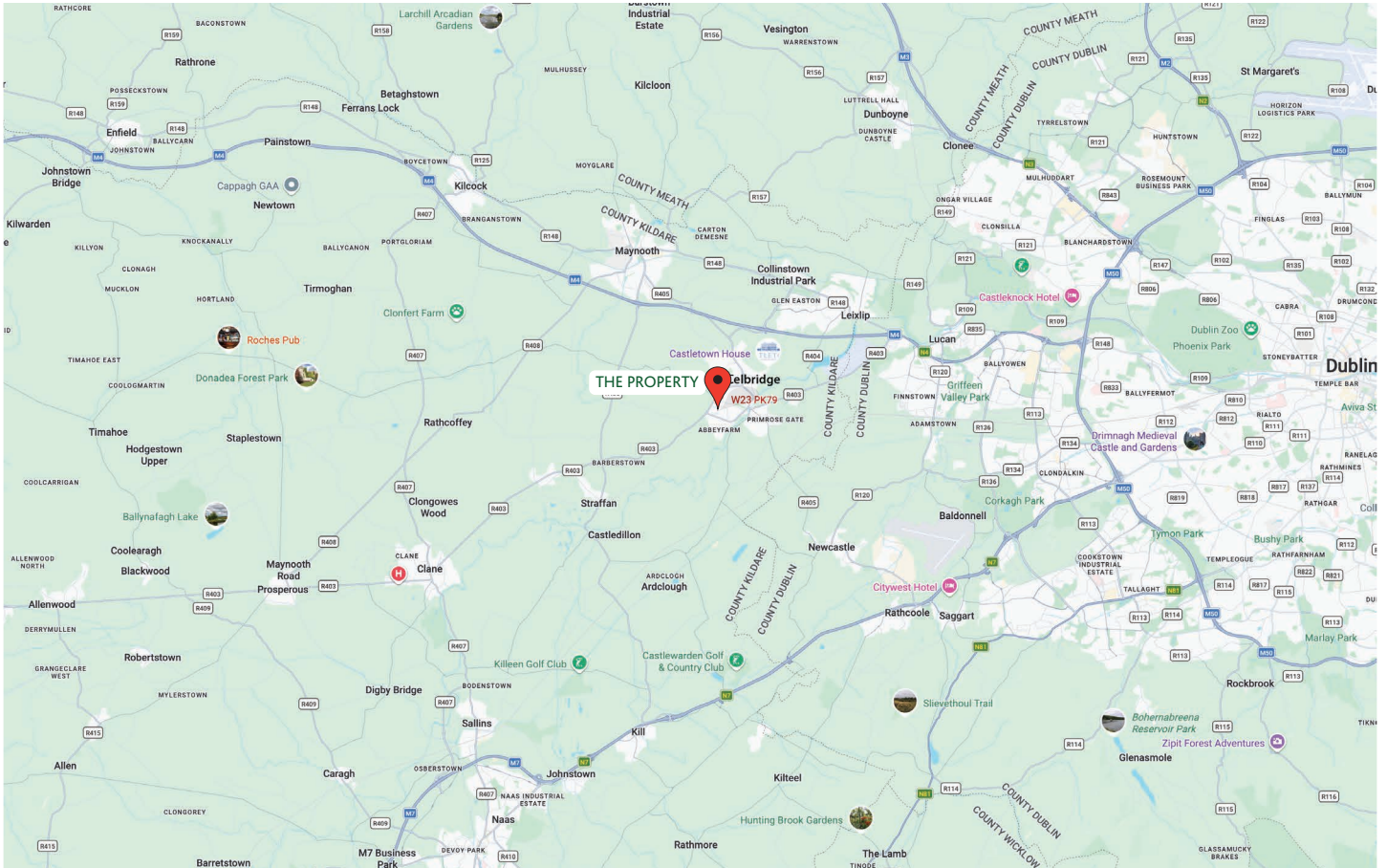
- Mains water
- Oil fired central heating

# Garden



# Directions

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**Directions**  
W23 PK79

**BER**  
**BER B3**

**Viewing**  
By appointment only



## Contact information:

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