



5 The Park, St. Wolstans Abbey, Celbridge, Co. Kildare.

- A beautifully appointed five-bedroom detached home.
- Bright spacious living accommodation throughout with high ceilings downstairs
- Quiet cul the sac location.
- 500 metre walk to Celbridge Town and 1.9 KM to Hazelhatch Train Station
- Large converted attic space.
- Approx. floor area of 205 sq. m (2,200 sq. ft.) plus attic space

Guide Price:
€570,000

Private Treaty

Accommodation

Entrance Hallway	6.19m x 2.09m	With coving, alarm panel, phone point & radiator cover.
Guest W.C.	1.55m x 1.60m	With W.C., W.H.B., tiled floor.
Living Room	6.41m x 3.60m	With solid oak floor, handmade oak library, inset wood burning stove on Liscannor Slab hearth, inset lighting, TV point, coving.
Family Room	4.73m x 2.94m	With carpet floor, integrated surround system, feature pine panelled wall, gas fired stove on Liscamor Slab, coving.
Kitchen / Dining Room	4.28m x 8.92m	Kitchen with tiled floor, tiled splash back, black granite work top, coving, integrated dishwasher, central island with built in storage, 2 x French doors to patio area, dining space with oak floor and tile detail. 5 ring gas hob with stainless steel extractor hood, waist high dual Electrolux oven. Integrated fridge freezer. Bowl and a half stainless steel sink unit. Radiator covers.
Utility	1.82m x 2.08m	With floor and wall units, sink, tiled floors, Beam central vacuum system, plumbed for washing machine and dryer, Baxi gas boiler and side door with access to covered side passage



Accommodation

Landing	3.05m x 3.37m	Access to hot press, attic access, carpet floor.
Master Bedroom	3.71m x 5.88m	With built in wardrobes, Balterio laminate floors, phone point, TV point, double doors to balcony (1.45m x 2.43m with tiled floor)
Ensuite	1.63m x 2.61m	With W.C., W.H.B., shower, tiled floor and splash back, part tiled walls, frosted window to gable.
Bedroom 2	4.05m x 3.00m	With built in wardrobes, Balterio laminate floor.
Bedroom 3	3.44m x 2.82m	With built in wardrobes, Balterio laminate floor.
Bedroom 4 / Study	3.70m x 2.41m	With built in wardrobes, Balterio laminate floor.
Bedroom 5	3.45m x 3.51m	With built in wardrobes, Balterio laminate floor.
Ensuite	1.58m x 1.62m	With W.C., W.H.B., shower, tiled floor, part tiled walls, electric shower.



Accommodation

Main Bathroom

2.59m x 1.81m

With W.C., W.H.B., bath and shower, fully tiled, frosted window to gable.

Attic Room

5.60m x 8.96m

With 3 large Velux windows, recessed lights, eaves storage, small recording booth, attic access, surround sound speakers and wired for ceiling mounted projector.



Additional Information

Additional Information

- Extends to approx. 205 sq. m (2,200 sq. ft.) plus attic space.
- Built approx. 2004
- Rear garden 13 m long, with paved patio area, outdoor dining area.
- Close to the recently upgraded Hazelhatch Train Station with services through the Phoenix Park tunnel
- Enclosed passageway to side
- West facing garden
- Side entrance
- Smoke alarm system throughout
- Security alarm
- Double glazed windows throughout
- PVC fascia and soffit
- Gas fired central heating
- Garden shed
- Outside tap
- Outside electricity supply, lighting and sensor lights
- Paved driveway with ample off street car parking
- Cul-de-sac location
- Mains water and sewage

Included in the Sale

Fixtures and fittings

BER

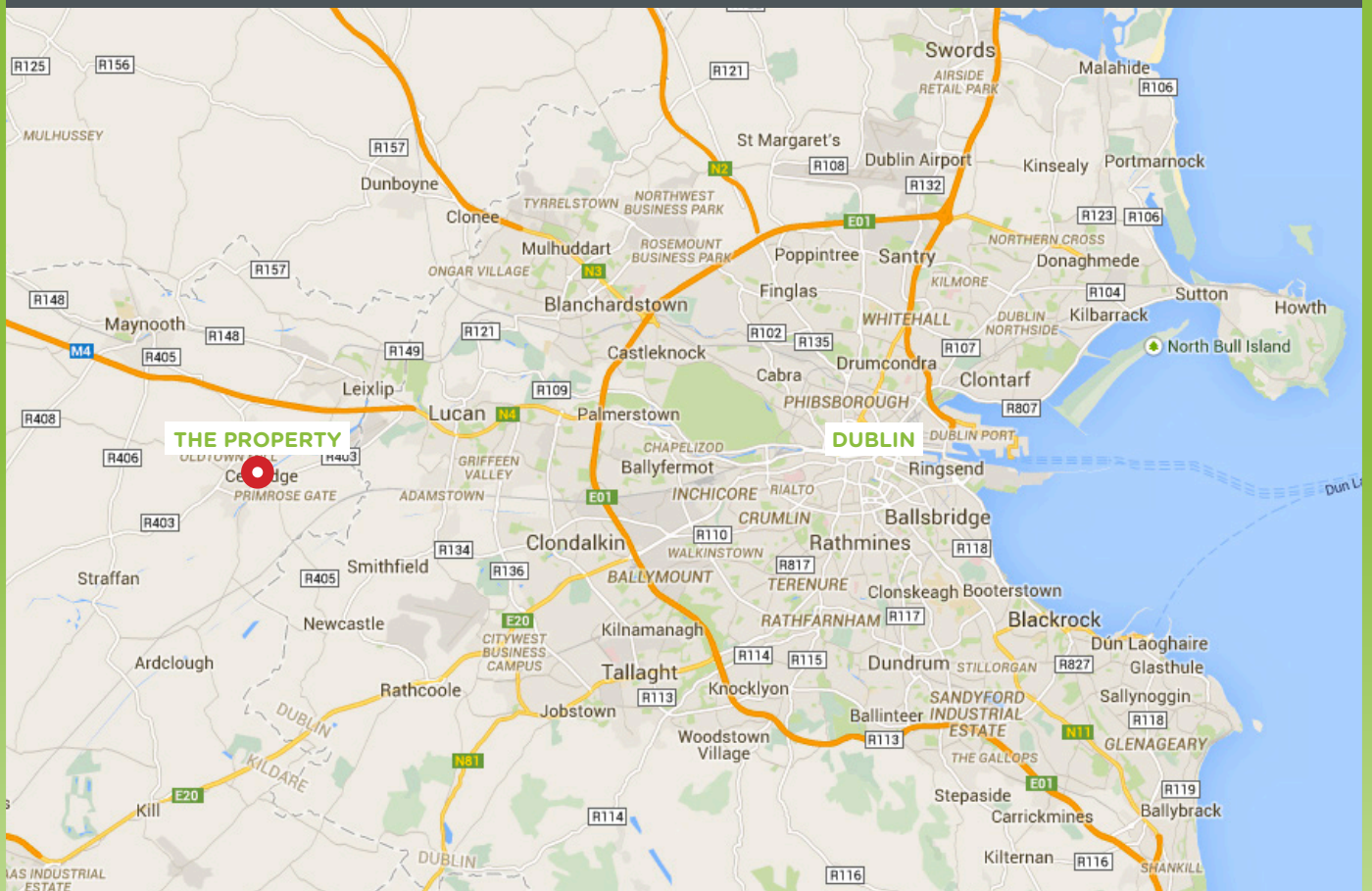
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Viewing

By prior appointment at any reasonable hour.



Directions



Directions

From Celbridge head south east on the Hazelhatch Road for approx. 500 metres. Turn left into St. Wolstans Abbey. Keep right at the fork and continue into The Park and the property will be on your right-hand side, identified by the REA Coonan for sale board.

G.P.S: 53.335640, -6.532133

REA Coonan

Property House, Main Street, Celbridge, Co. Kildare

Tel: 01 6288400

Contact: **Padraig Kavanagh**

info@coonan.com

www.coonan.com



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