

# Residential

**Coonan**  
PROPERTY



## 11 The Park, St Wolstan's Abbey, Celbridge, Co. Kildare

- Stunning 5 bedroom detached residence with south facing garden and spacious attic conversion, situated within the hugely sought after St. Wolstan Abbey development
- Extending to approx. 195sq.m, No. 11 briefly comprises main entrance hallway, living room, playroom/study, open plan kitchen/dining room, utility room, ground floor wc, 4 bedrooms inc. 2 ensuites and main bathroom
- Superb attic conversion spanning approx. 50sq.m which has been divided into three rooms to suit a myriad of uses as well as storage.
- Well-proportioned rooms throughout offering flexibility to suit a variety of requirements such as home office or study, playroom, hobby room, gym, etc.
- Presents in excellent condition throughout
- Truly gorgeous south facing rear garden offering complete privacy amongst an impressive array of mature fruit and berry trees

5 bedroom detached  
extending to approx.  
195 sq.m (2,000 sq.ft)

Guide Price:

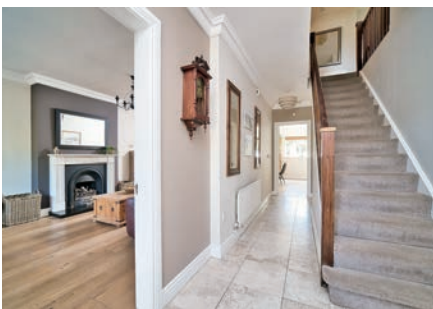
**€795,000**

Private Treaty

# Accommodation

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Entrance Porch		Covered porch area with pillars.
Entrance Hall	<b>6.33m x 2.1m</b>	Tiled flooring, coving and two light shades
Guest Toilet	<b>1.76m x 1.53m</b>	Tiled floor, w.c., w.h.b., extractor fan, fitted mirror, light fitting and access to under stairs storage.
Living Room	<b>6.6m x 3.71m</b>	Wide plank oak flooring, feature fireplace with granite hearth, TV point, coving, light fittings, venetian blinds, curtains and double doors leading into dining area.
TV/Study Room	<b>3m x 4.87m</b>	Wide plank oak flooring, feature fireplace with granite hearth and gas fire insert, coving, light fitting, TV point, venetian blinds and curtains.
Kitchen/Dining Room	<b>8.85m x 4.4m</b>	Tiled flooring, shaker style wall and floor units, Neff oven, Siemens induction hob, Neff Microwave, integrated dishwasher, granite worktops, stainless steel sink, coving, light fittings with fan and door leading to rear garden.
Utility	<b>1.82m x 2.1m</b>	Tiled flooring, fully plumbed, storage units, stainless steel sink, shelving, houses Beam central vacuum system and gas boiler, light fitting and door leading to side entrance.



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Landing	4.65m x 3.25m	Carpet, hot-press, light shade and stairs leading to converted attic room.
Master Bedroom	4m x 5.82m	Carpet, fitted wardrobes with shelving and drawers, light fitting, blinds and doors leading onto balcony (2.39m x 1.5m).
Ensuite	1.62m x 2.58m	Tiled flooring and around the shower area, shower cubicle with electric Mira shower, w.c., w.h.b., shaving light and light fitting
Bedroom 2	3.51m x 3.47m	T&g wood flooring, fitted wardrobes, light shade, venetian blinds and curtains
Ensuite	1.57m x 2.36m	Tiled flooring and around the shower area, shower cubicle with electric Mira shower, w.c., w.h.b., shaving light and light fitting.
Bedroom 3	4m x 3m	Carpet, fitted wardrobes, venetian blinds and curtains. Facing front of house.
Bedroom 4	3.43m x 5.3m	T&g wood flooring, fitted wardrobes, light shade and venetian blinds. Was originally bedroom 4 & 5, which have now been combined.
Bathroom	1.84m x 2.96m	Tiled flooring and around the bath, bath with shower screen, electric Mira shower, w.c., w.h.b. and light fitting



# Accommodation

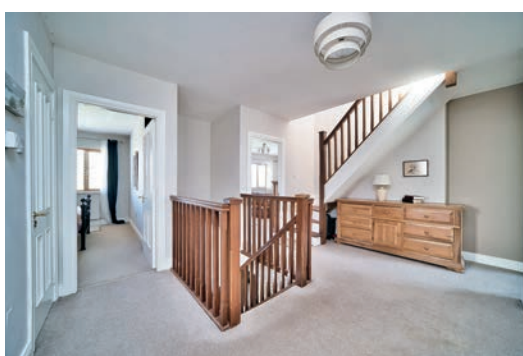
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Attic Conversion 8.9m x 5.57m

Spilt into three rooms:  
Landing area with large storage room off, recessed lights and Velux window.

Room 1 - Velux window, built in wardrobes, access to eaves storage and light shade.

Room 2 – Velux window, laid out as an office, access to eaves storage, and light shade



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## Location

St. Wolstan's Abbey (which has received honourable mention from the Tidy Towns Competition Committee) is less than a ten minute walk from the centre of Celbridge village, schools, supermarkets, a variety of attractive shops, cafés, restaurants and gastro pubs. Beyond, there is walking access to Castletown Estate, Liffey walks, Grand Canal walks, GAA, lawn tennis club, Lucan golf club, Hermitage golf club, and a driving range. Hazelhatch Train Station is just 1.5km away, with the M4 and M7 motorways easily accessible.

## Additional Information:

Gross internal floor area approx. 195 sq.m  
(2100 sq.ft)

Attic storage rooms approx. 50 sq.m

South facing rear garden

Not overlooked to the rear

Array of mature fruit and berry trees and plants including apple, plum and redberries

Central vacuum system

Gated side entrance on both sides

Outside lights

Outside tap

Low maintenance brick and dashed exterior

## Garden

South facing garden, mature fruit and berry trees and block walls .

## Entrance Driveway

Drive way with ample parking, front lawn with feature weeping willow tree and mature shrubs.

## Items Included in sale:

Neff oven, extractor fan, Siemens induction hob, integrated dishwasher, curtains and blinds.

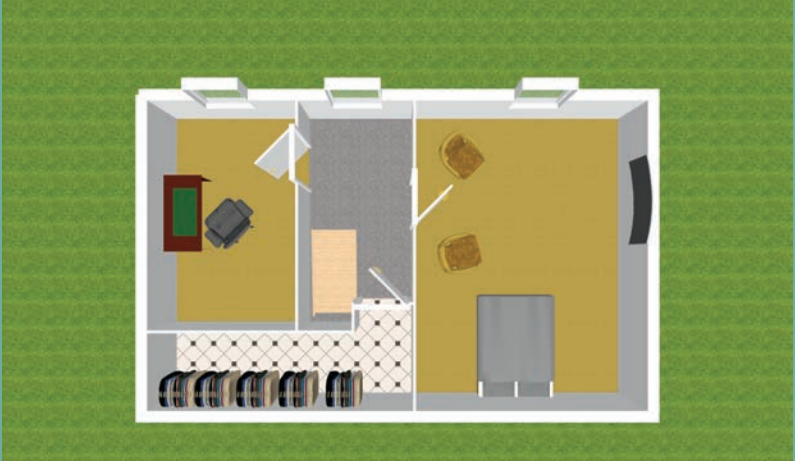
## Services

Mains water

Gas central heating

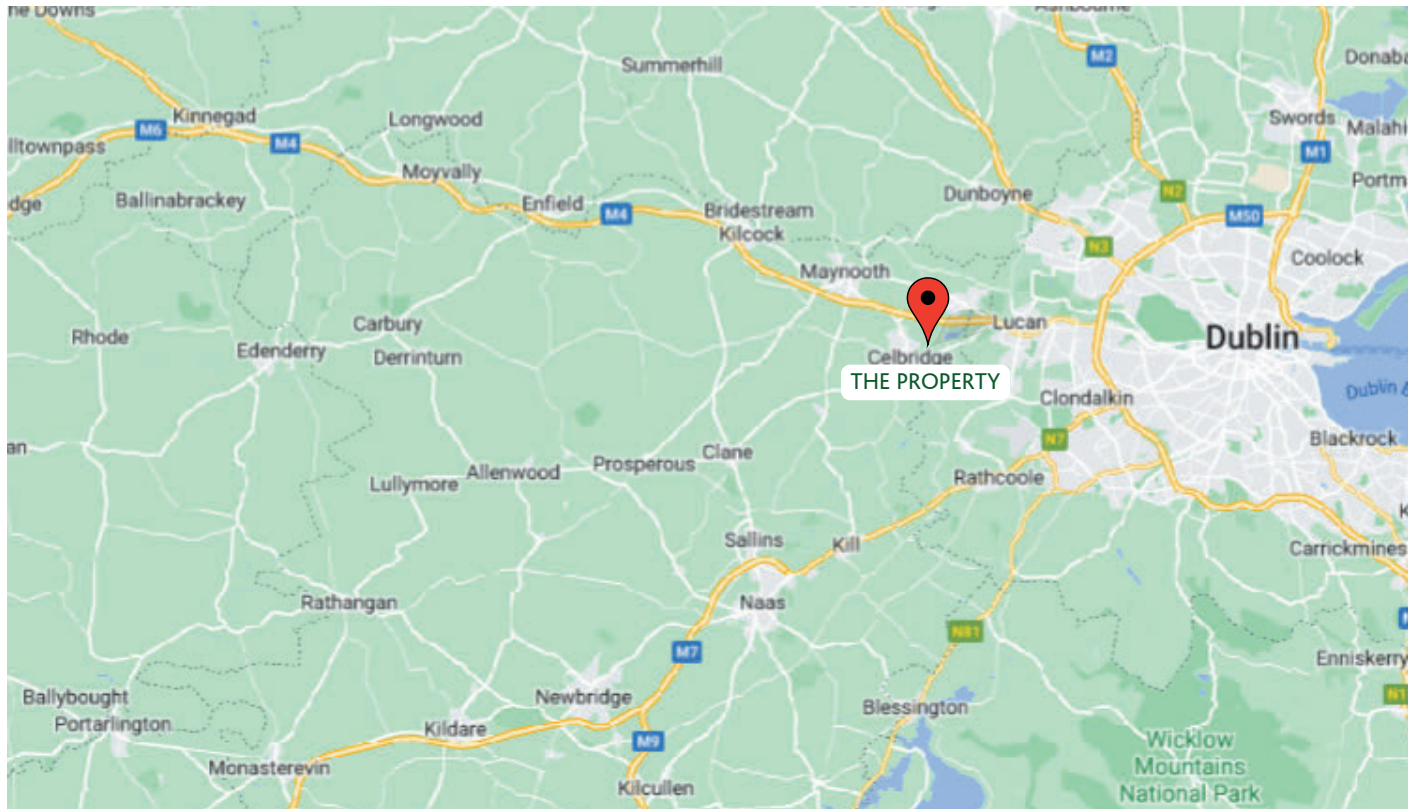


# Floor Plans



# Directions

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## Directions

W23 X394

**BER**

**BER B3**

## Viewing

By prior appointment at any reasonable hour.

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