

Residential

Coonan
PROPERTY



4 Weirview, Templemills, Celbridge, Co, Kildare

- Coonan Property proudly presents this exquisite four-bedroom residence, extending to a generous 190 sq.m, perfectly positioned on the banks of the River Liffey within the prestigious Weirview development.
- Accommodation comprises: welcoming entrance hallway, elegant living room, study, spacious kitchen/dining area, versatile playroom/5th bedroom, ground floor w.c., utility room, four large double bedrooms (two ensuite), and a main family bathroom.
- A bright and versatile home, offering rooms adaptable for a variety of uses including playroom, home office, gym, or additional bedroom.
- Set on a generous site with landscaped front and rear gardens, complemented by ample off-street parking.
- Nestled within an exclusive enclave of just five detached homes, overlooking the River Liffey, with direct river access, communal gardens, and a private boat slip.

4 bedroom residence
extending to approx.
190 sq. m (2,055 sq. ft)

Guide Price:
€850,000

Private Treaty

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Entrance
Hallway

(3.05m x 1.74m)
+ (2.6m x 6.34m)

Laminate floor, alarm panel, under stair storage and access to the garage.

Guest W.C.

2m x 1.7m

Laminate flooring, w.c. w.h.b. with built in vanity unit, light fitting and extractor fan.

Living Room

5m x 3.9m

Laminate floor, coving, feature marble fireplace with granite hearth and open fire and door to rear garden overlooking the river.



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Kitchen/Dining 4.11m x 6.45m

Laminate flooring, fitted wall and floor units, island with breakfast bar and storage, stainless steel sink, oven, gas hob, integrated fridge freezer, dishwasher, microwave, coving, extractor fan and door leading to rear garden.

Playroom/5th bedroom 3.64m x 3.49m

Carpet, coving and overlooks the front.

Office Room 2.44m x 4.29m

Carpet, coving and overlooks the front.



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Utility Room 3.1m x 4.1m

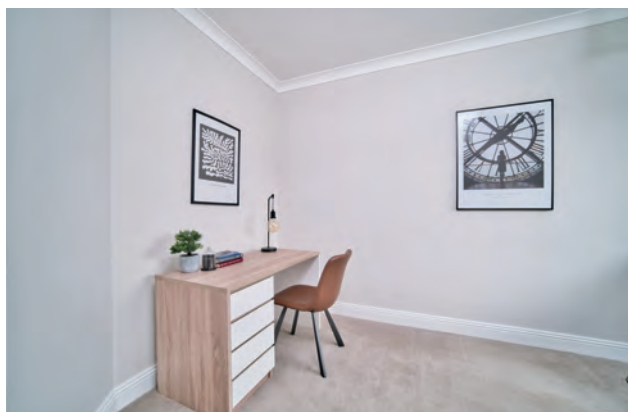
Laminate flooring, wall and floor units, stainless steel sink, fully plumbed for washing machine, houses gas boiler and door leading to rear garden.

Garage 5.81m x 2.97m

Concrete flooring, power supply and automatic roller shutter door.

Landing 5.15m x 3.41m

Carpet, Velux window, hot-press with shelving.



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Master
Bedroom

4m x 5.1m

Overlooking back garden
Carpet, fitted wardrobes with draws and TV point.

En-suite

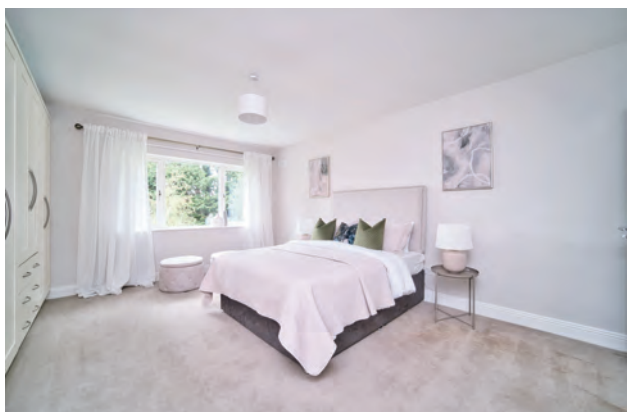
1.28m x 2.82m

Lino flooring, w.c., w.h.b. with built in vanity unit, mirror, shaving light and shower cubicle with electric shower.

Bedroom 2

3.93m x 3.56m

Overlooking back garden
Carpet, fitted wardrobes with drawers and TV point.



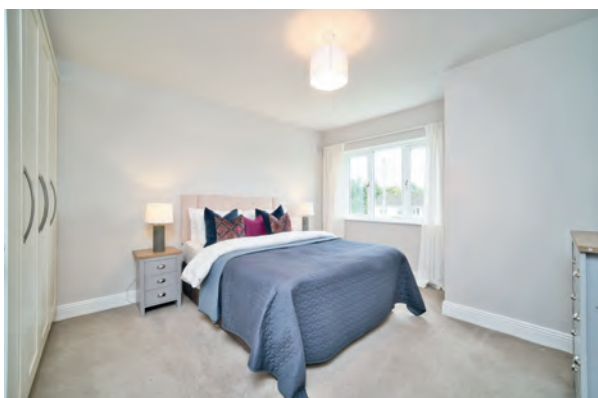
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En-suite **1.31m x 2.31m** Lino flooring, w.c., w.h.b. with built in vanity unit, mirror, shaving light and shower cubicle with electric shower and extractor fan.

Bedroom 3 **4.32m x 3.67m** Overlooking front garden
Carpet and fitted wardrobes.

Bedroom 4 **3.57m x 4.32m** Overlooking front garden
Carpet and fitted wardrobes.



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Bedroom 4 **3.57m x 4.32m** Overlooking front garden
Carpet and fitted wardrobes.

Bathroom **1.97m x 2.16m** Lino flooring, w.c., w.h.b. with built in vanity, bath with shower screen and Triton electric shower, extractor fan and light fitting.



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Items Included in sale:

Gross internal floor area approx. 191sq.m
or 2055sq.ft
Built in 2005
Double glazed windows
Gated side entrances
Parking to front
PVC fascia and soffits
Outside lights
Access to the millrace, River Liffey and
communal garden areas
Management company in place which
manages the open areas including the
riverside common area, the boat slip
Management Fee tbc

Services:

Mains water
Mains sewerage
Gas fire central heating

Items Included in sale:

Oven, gas hob, integrated fridge freezer,
dishwasher, microwave, coving, extractor
fan.

Entrance Driveway:

Front lawn with parking.

Location:

Prime location: a short walk to Celbridge via a continuous pedestrian pathway, only five minutes to Hazelhatch Train Station, and close to highly regarded primary and secondary schools. Excellent connectivity with Dublin Airport just 30 minutes away and Heuston Station reachable in 20 minutes.

A truly exceptional family home with immense potential, offering not only a luxurious lifestyle but also exciting commercial opportunities, thanks to its unrivalled setting.



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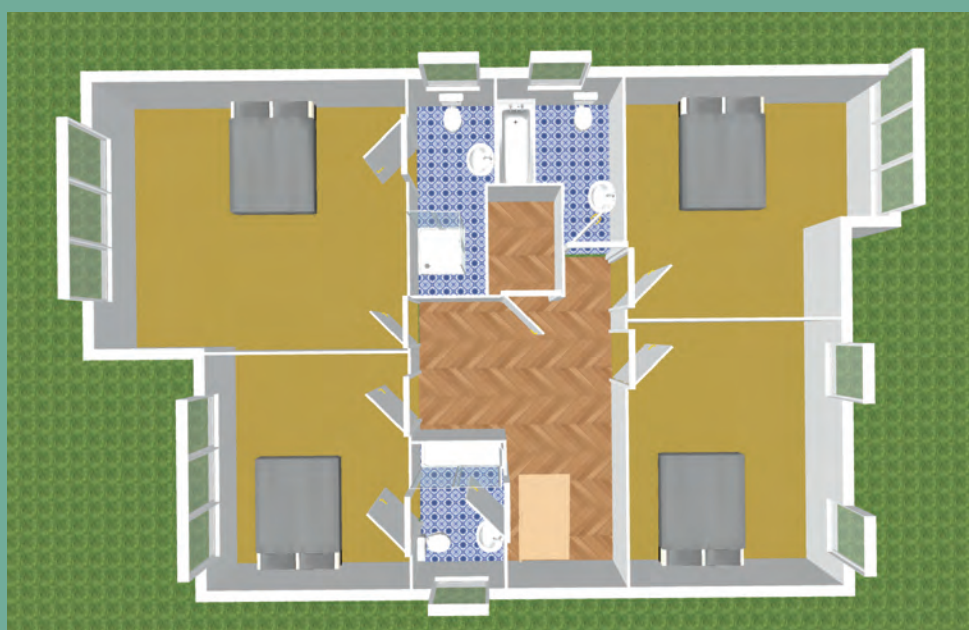
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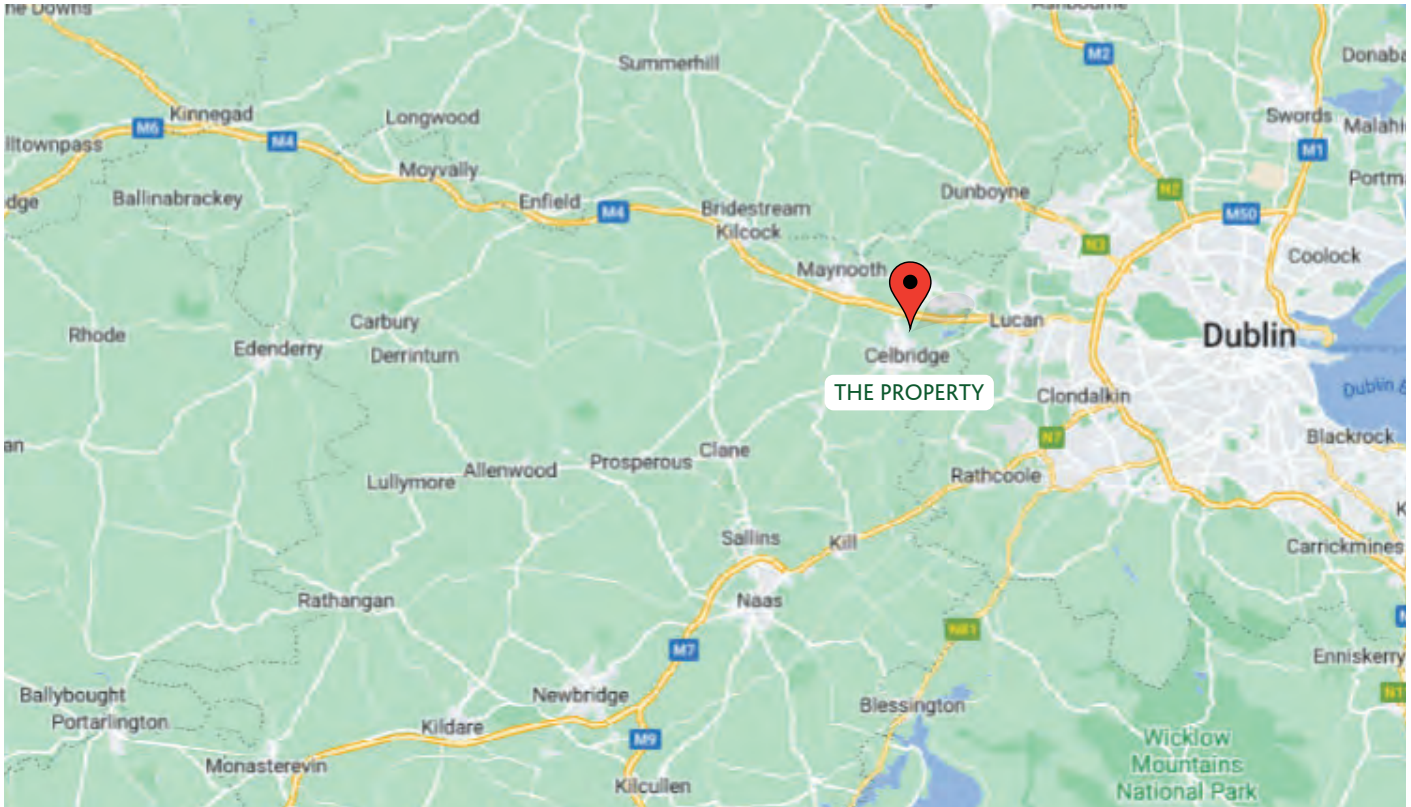
Floor Plans

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Directions

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Directions

W23 AH50

BER

BER B2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

Mick Wright

016288400

mickw@coonan.com

PSRA No.: 003764.

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For all your mortgage needs contact:

Dermot Horan / Romana Anca

01 505 2718

admin@coonanmortgage.com

coonan.com