

Coonan
PROPERTY



WOODLANDS HOUSE
Kellystown Lane, Leixlip, Co. Kildare
on approx. 16 acres (6.5 ha)



WOODLANDS HOUSE

- Truly unique residence set among approx. 16 acres (6.5 ha) of mature woodland along the banks of the Rye River, all just minutes from Leixlip, Maynooth and Celbridge
- Spacious home extending to approx. 290 sq.m (3,121.5 sq.ft) which briefly comprises 5 double bedrooms, 3 reception rooms, kitchen, utility room and 3 bathrooms
- The land extends to over 16 acres (6.5 ha) and is almost entirely woodland with the Rye River running the length of the southern boundary
- Superb location just minutes from Leixlip (2km), Maynooth (3km) and Celbridge (3km) offering an array of shops, schools, sports clubs and Maynooth University
- Carton House is also your neighbour and the Royal Canal Greenway is within walking distance
- The nearby M4 motorway as well as bus stops and Louisa Bridge train station offer easy access to Dublin City Centre, Airport and beyond

For Sale by Private Treaty



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Accommodation

Entrance Hallway

6.56m x 5.46m

Oak timber floors, spilt level, double vaulted ceilings, open staircase and light fitting.

Guest W.C.

1.92m x 2.57m

Timber floors, w.c., w.h.b., recessed lights and built in vanity unit.

Living Room

6.14m x 6.1m

Oak timber floors, marble feature fireplace, light fitting and double doors leading onto patio and backyard.

Dining Room

5.2m x 3.65m

Oak timber floors, light fitting, double doors leading onto patio and door leading into kitchen.

Kitchen

6m x 4.33m

Oak timber floors, fitted wall and floor units, island with breakfast bar and storage unit, integrated bench with panoramic views of the woodlands and recessed lights.

Boot Room

2.92m x 2.55m

Oak timber floors, storage units and light fitting.



Accommodation

Utility Room

2.24m x 2.9m

Oak timber floors, fitted units, sink and fully plumbed.

Sun Room

5.96m x 3.9m

Oak timber floors, wood panelled ceiling, recessed lights,
double doors leading to patio area and views over the woodland.

Bedroom 5

3.28m x 5.1m

Oak timber floors, light fitting and wall lights.

Landing

4m x 4.47m

Attic access off.

Master Bedroom

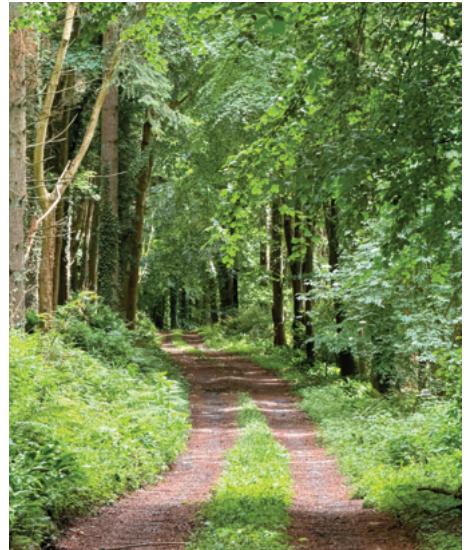
5.4m x 6m

Recessed lights.

Ensuite

1.33m x 4.86m

Fully tiled, bath, w.c., w.h.b. and recessed lights.



Accommodation

Bedroom 2

5.02m x 3.96m

Recessed lights.

Bedroom 3

5.12m x 3.3m

Recessed lights.

Bedroom 4

3.6m x 6.1m

Recessed lights.

Bathroom

2.08m x 4.42m

Timber floors, free standing bath, w.c., w.h.b. Velux window and recessed lights.





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FLOOR PLANS

Gross internal floor area approx. 290 sq.m

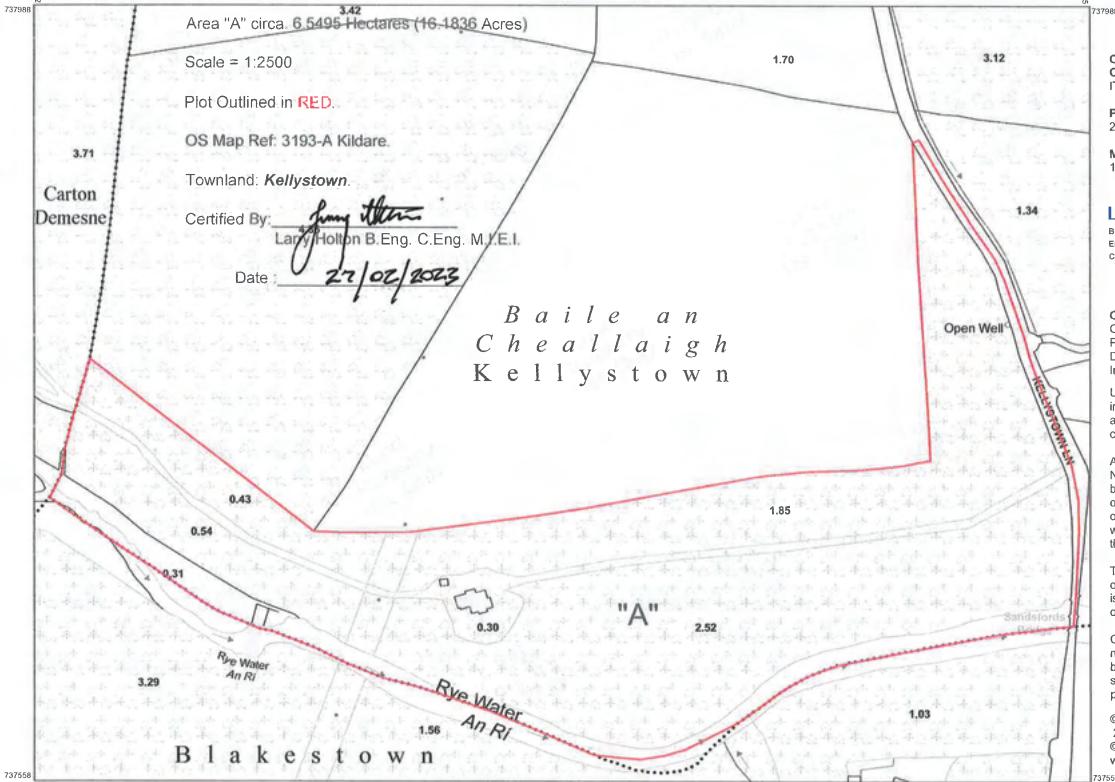


Ground Floor



First Floor

Land Registry Compliant Map



Area "A" circa. 6.5495 Hectares (16.1836 Acres)

Scale = 1:2500

Plot Outlined in RED.

OS Map Ref: 3193-A Kildare.

Townland: Kellystown.

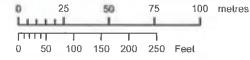
Certified By: *Larry Holton*
Larry Holton B. Eng. C. Eng. M. I. E. I.

Date: 27/02/2023

Baile an
Cheallaigh
Kellystown

Carton Demesne

Blakestown



OUTPUT SCALE: 1:2,500

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: <http://www.osi.ie; search 'Capture Resolution'>



CENTRE COORDINATES:
ITM 697564,737773

PUBLISHED: 24/02/2023
ORDER NO.: 50319844_1

MAP SERIES: 1:2,500
MAP SHEETS: 3193-A

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LEGEND:
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smach 'Large Scale Legends'



Additional Information

Gross internal floor area approx. 290 sq.m
Sits on approx. 16 acres (6.5 ha) of woodland
Approx. 300 metres avenue from main road
Electric gate access

Items included in sale:

Carpets, curtains and lighting fittings.

Services

Septic tank

Well water

Oil fired central heating



Coonan

PROPERTY

DIRECTIONS

Eircode: W23 X2NH

BER RATING

TBA

VIEWING

By prior appointment only

CONTACT INFORMATION

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