

For Sale

Asking Price: €490,000



148 Crodaun Forest Park,
Celbridge, Co. Kildare, W23 WY27

sherryfitz.ie



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Sherry Fitzgerald Brady O'Flaherty welcomes you to 148 Crodaun Forest Park.

Nestled within the sought-after Crodaun Forest Park development, this impressive four-bedroom semi-detached residence with an adjoining garage offers the perfect blend of space, privacy, and convenience. Tucked away in a peaceful cul-de-sac, the property enjoys a wonderful sense of seclusion while still being just moments from all the amenities Celbridge has to offer.

Designed with family living in mind, this home boasts generous accommodation, a superb layout, and the benefit of a prime location in one of the area's most desirable estates. Whether it's enjoying the tranquility of the surroundings, availing of the excellent local schools and facilities, or exploring the scenic beauty of nearby Castletown House and Gardens, this property presents an outstanding opportunity to secure your place in a vibrant and welcoming community.



Special Features & Services

- Semi-detached
- 4 bedrooms
- 3 bathrooms - new refurbished
- Garage suitable for conversion
- Dual fuel oil fire central heating
- Parkray back boiler
- Private cul de sac location
- Mature development
- Off-street parking
- Built: 1984
- BER: C1
- Inclusions: Fixture & fittings, curtains, blinds, oven, hob, garden shed, small greenhouse, silver fridge/freezer in the garage

Accommodation

Porch 2.31m x 2.19m (7'7" x 7'2"): Spacious porch with tiled flooring, sliding door, and composite front door, offering a warm and practical welcome to the home.

Entrance Hall 5.39m x 2.00m (17'8" x 6'7"): Bright hallway with laminate flooring, under-stairs storage, and access to a guest WC.

Living Room / Dining 8.18m x 3.30m (26'10" x 10'10"): Generous dual aspect living space with Parkray fire back boiler, ceiling coving, laminate flooring, ceiling rose, and windows to both front and rear.

Kitchen 5.81m x 4.41m (19'1" x 14'6"): Featuring a solid pine rustic kitchen with granite countertops, tiled splash back, oven, and window to the side. Patio doors lead directly to the rear garden, flooding the space with natural light.

Garage 4.69m x 2.31m (15'5" x 7'7"): Attached garage, plumbed for washing machine and dryer. Offers excellent potential for conversion to an additional living space or home office.

Landing 2.64m x 1.98m (8'8" x 6'6"): Carpeted, with hot press (hot water cylinder), attic access, and storage.

Bedroom 1 3.34m x 5.02m (10'11" x 16'6"): Spacious double with extensive fitted wardrobes, over-bed storage, and laminate flooring.

Ensuite 1.00m x 2.34m (3'3" x 7'8"): Fully tiled with shower (glass door) and vanity wash hand basin.

Bedroom 2 4.73m x 3.30m (15'6" x 10'10"): Double bedroom to the front with laminate flooring and fitted wardrobes.

Bedroom 3 3.36m x 3.30m (11' x 10'10"): Double bedroom with laminate flooring and fitted wardrobes.

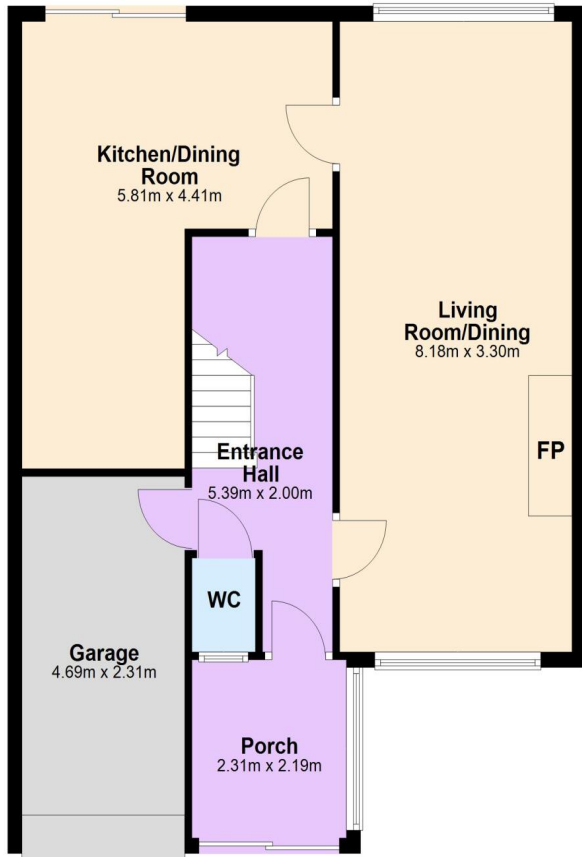
Bedroom 4 3.65m x 2.34m (12' x 7'8"): Large single bedroom with fitted wardrobes and carpet flooring.

Bathroom 2.00m x 1.98m (6'7" x 6'6"): Fully tiled with WC, vanity wash hand basin, and mains water shower with mosaic tiling detail. Includes tiled floor and walls, chrome towel rail, and spotlights to ceiling.

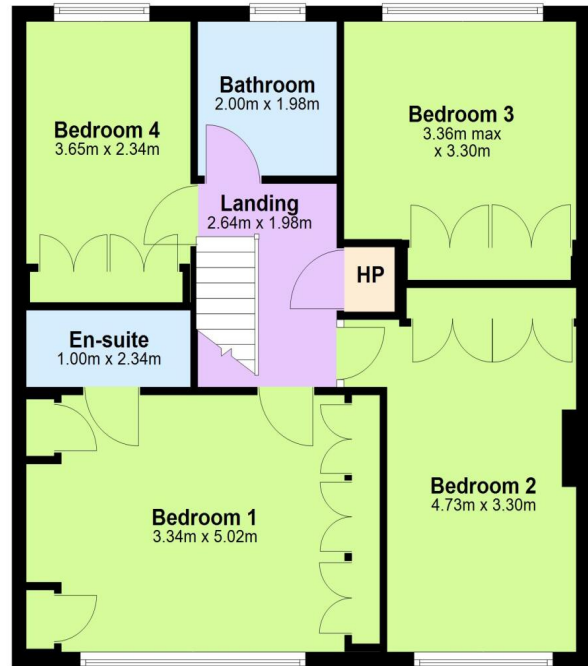
Outside Rear Garden with patio and lawn, ideal for outdoor entertaining and family enjoyment.



Ground Floor



First Floor



NEGOTIATOR

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