

Residential

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21 The Orchard, Oldtown Mill, Celbridge, Co. Kildare

- Coonan Property proudly presents this impressive extended four-bedroom home, extending to approx. 146 sq.m (1,572 sq.ft), ideally located in the highly sought-after Oldtown Mill estate
- Spacious and well-designed accommodation comprises entrance hall, living room, lounge, guest WC, an expansive open-plan kitchen/dining/living area, four double bedrooms (master en suite), and a family bathroom
- A beautifully presented home with generously proportioned rooms, including a stunning open-plan kitchen/living space—perfect for modern family living
- Enjoy a private, west-facing rear garden with excellent sunlight and a peaceful cul-de-sac setting overlooking a green area—ideal for families
- Oldtown Mill is a meticulously maintained, family-friendly development featuring mature landscaping and numerous green spaces
- Exceptionally convenient location within walking distance of excellent schools, public transport, and local shops including Tesco, Lidl, Aldi, and SuperValu. There are also several creches and preschools within a short walking distance

4 bedroom home
extending to approx.
146 sq. m (1,527 sq. ft)

Guide Price:

€535,000

Private Treaty

Accommodation

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Entrance
Hallway

4.41m x 2.2m

Oak flooring, recessed lights, under stair storage and alarm panel.

Guest W.C.

1.36m x 2.27m

Tiled flooring, w.c., w.h.b. with built in vanity, light fitting and window.

Living Room

3.6m x 5.72m

Oak flooring, feature fireplace with granite hearth, TV point, bay window, blinds, curtains, light fittings and double French doors leading into lounge room.

Lounge Room

2.95m x 4.31m

Oak flooring, light shade, sliding door out to the back and door leading into dining room.



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**Open Plan
Kitchen/Dining
Room** **3.74m x 8.25m**

Tiled flooring, fitted wall and floor units, tiled splashback, Belfast sink, Belling Range cooker, gas hob, American style fridge freezer, integrated dishwasher, wine rack, recessed lights. two Velux windows and door leading out to rear garden.

Utility Room **1.78m x 2.17m**

Tiled flooring, fitted storage units, fully plumbed, stainless-steel sink, gas boiler and door leading out to rear garden.

Landing **4.61m x 1.65m**

Carpet, attic access, hot-press and recessed lights.



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Master Bedroom

3.97m x 2.95m

Overlooks the front, carpet, fitted wardrobes, recessed lights, curtains and blinds.

En-suite

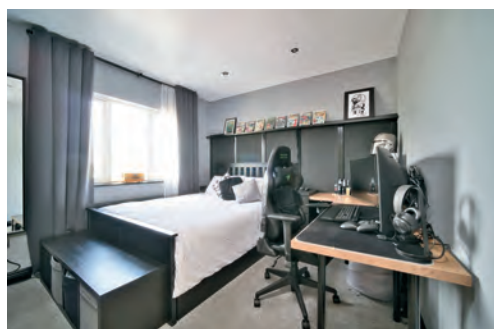
1.26m x 2.95m

Fully tiled, shower cubicle with monsoon shower head, w.c., w.h.b. with built in vanity unit, fitted mirror with lighting and extractor fan.

Bedroom 2

3.18m x 3.8m

Overlooks the back garden, carpet, fitted wardrobes with draws, recessed lights, curtains and blinds.



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Bedroom 3 3.5m x 2.9m

Overlooks the back garden, laminate flooring, fitted wardrobes, curtains, blinds and recessed lights.

Bedroom 4 3.23m x 2.3m

Overlooks the front, carpet, binds and light shade.

Bathroom

Bathroom
Fully tiled, bath, w.c., w.h.b., fitted mirror and light fitting.

Garden 12.5m x 8.41m

West facing garden with patio & lawn area, timber shed, recessed lighting.
Not overlooked.



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Additional Information:

Gross internal floor area approx. 146sq.m
(1,572 sq. ft)
Built in 2003
Gated side entrance
Timber shed
PVC fascia and soffits

Services:

Mains water
Gas fire central heating

Items Included in sale:

Belling Range cooker, gas hob, American style fridge freezer, integrated dishwasher, light fittings, curtains and blinds.

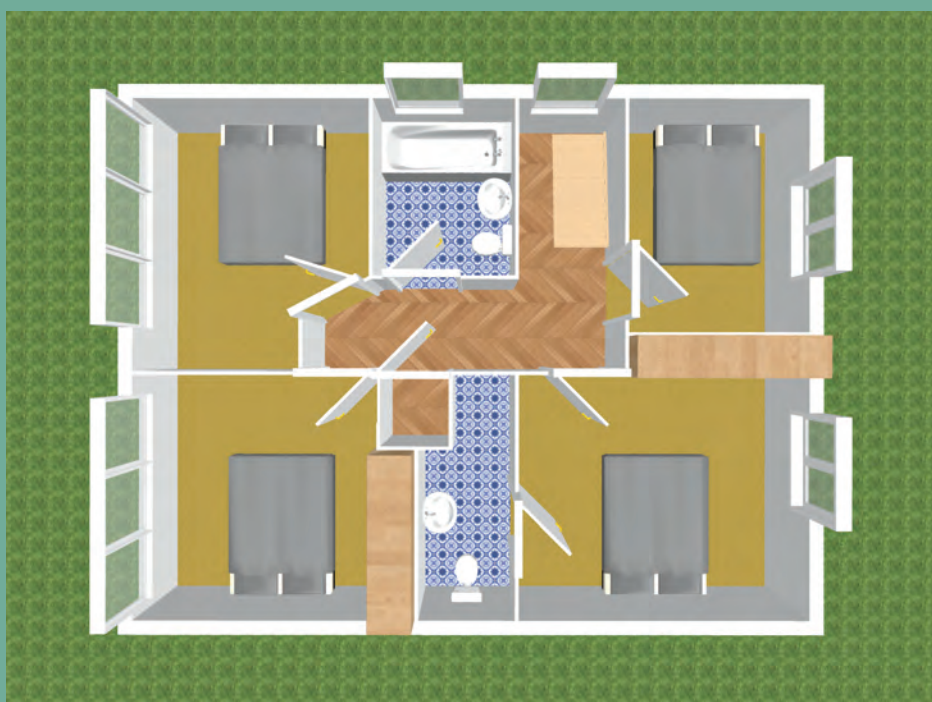
Entrance Driveway:

Concrete drive with parking for 3 cars, lawn and overlooks a beautifully maintained green area.



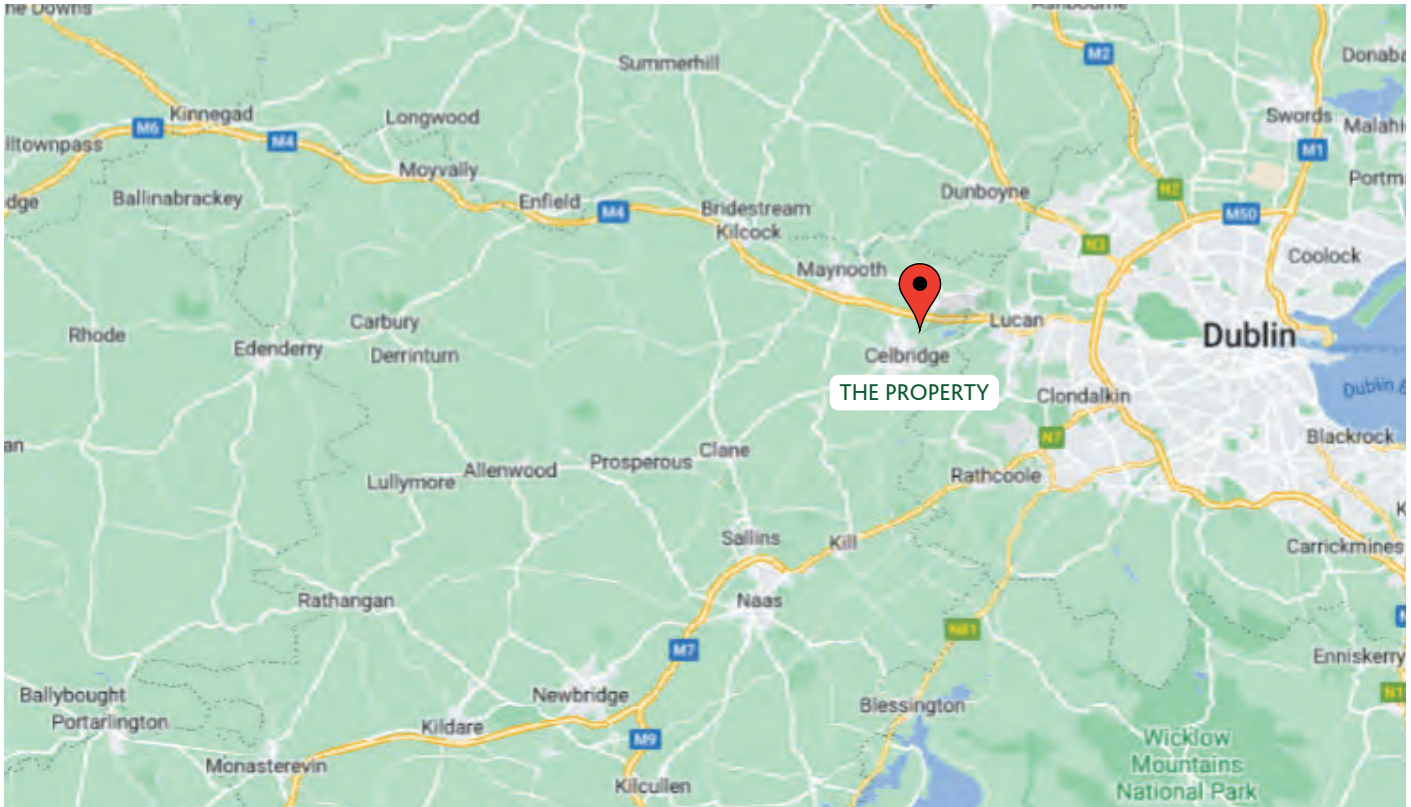
Floor Plans

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Directions

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Directions

W23 V599

BER

BER C3

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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