

# Residential

**Coonan**  
PROPERTY



**BER C2**

## Loughlinstown Road, Elm Hall, Celbridge, Co. Kildare

- Coonan Property proudly presents this impressive detached residence on approx. 0.5 acres, ideally located just a short stroll from Hazelhatch Train Station and minutes from Celbridge Town Centre
- Accommodation extends to 144 sq.m (1,550 sq.ft) and comprises entrance hall, living room, family room, kitchen, dining room, three bedrooms, and a family bathroom
- Set on a superb approx. 0.5 acre site featuring a tarmacadam driveway, well-maintained lawns, mature trees and hedging providing excellent privacy
- Includes a block-built granny flat with full services including heating and plumbing – requires modernisation
- Spacious attic with good head height and windows to the front and rear – offering potential for conversion (subject to planning permission)
- Exceptionally convenient for commuting to Dublin with traffic-free access to the M4 and just a short walk to Hazelhatch Train Station and nearby bus stop

**4 bedroom detached  
residence extending to  
approx. 144 sq.m  
(1,550 sq.ft)**

**Guide Price:  
€645,000**

**Private Treaty**

# Accommodation

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Entrance  
Hallway

**8.38m x 1.14m**

Carpet, attic access via folding ladder, coving, hot-press and light fittings.

Living Room

**5m x 6.1m**

Solid maple wood flooring, feature fireplace with granite hearth, fitted cabinet, coving, curtains, blinds, light fitting and wall lights.

Family Room

**3.94m x 4.66m**

Solid maple wood flooring, coving, curtains, blinds, light fitting and wall lights.



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## Kitchen

**3m x 6.03m**

Solid maple wood flooring, recently fitted shaker style kitchen with wall and floor units, tiled splashback, stainless steel sink, Bosch dishwasher, Miele washing machine, Miele dryer, double oven, hob, wine cooler, fridge freezer, coving, light fitting and door leading out to rear garden.

## Dining

**3.01m x 4.68m**

Carpet, coving and light fitting.

## Master Bedroom

**3.66m x 3.34m**

Solid wood flooring, fitted wardrobes, light fitting, curtains and blinds.



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**Bedroom 2** **3.92m x 2.63m** Carpet, fitted wardrobes, light fitting, curtains and blinds.

**Bedroom 3** **4.03m x 3.65m** Solid wood flooring, built in vanity with shelving, light fitting, curtains and blinds.

**Bedroom 4**



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**Bathroom** **2.44m x 2.69m** Fully tiled, shower with shower screen, w.c., w.h.b. with built in vanity unit, recessed lights and extractor fan.

**Garden** South facing garden with two spacious lawn areas, tarmacadam walk way at sides of house and mature trees. Block built sheds with outside w.c. and ample storage.

**Granny Flat** **6m x 9m** Fully serviced with electricity, heating and water, living area, kitchen, two bedrooms and bathroom. In need of modernising.



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## Additional Information:

Gross internal floor area approx. 144sq.m (1550 sq.ft)  
Built in 1974  
Most radiators have been replaced and come with TRV valves  
Double glazed windows throughout  
Alarmed  
PVC fascia and soffits  
Outside lights  
Outside tap  
Wheel chair ramp to the rear

## Services:

Septic tank  
Oil fire central heating

## Entrance Driveway:

Tarmacadam driveway, well maintained lawns and bordered by mature trees.

## Items Included in sale:

Bosch dishwasher, Miele washing machine, Miele dryer, double oven, hob, wine cooler, fridge freezer, light fittings, curtains and blinds.

## Location:

Close to a wide range of local amenities including schools, shops, and sports clubs such as Celbridge GAA, Celbridge Tennis Club, and Ballyoulster United – all within approx. 1km. A superb opportunity to acquire a private residence in an idyllic setting while remaining convenient to local transport links and all the amenities Celbridge has to offer.



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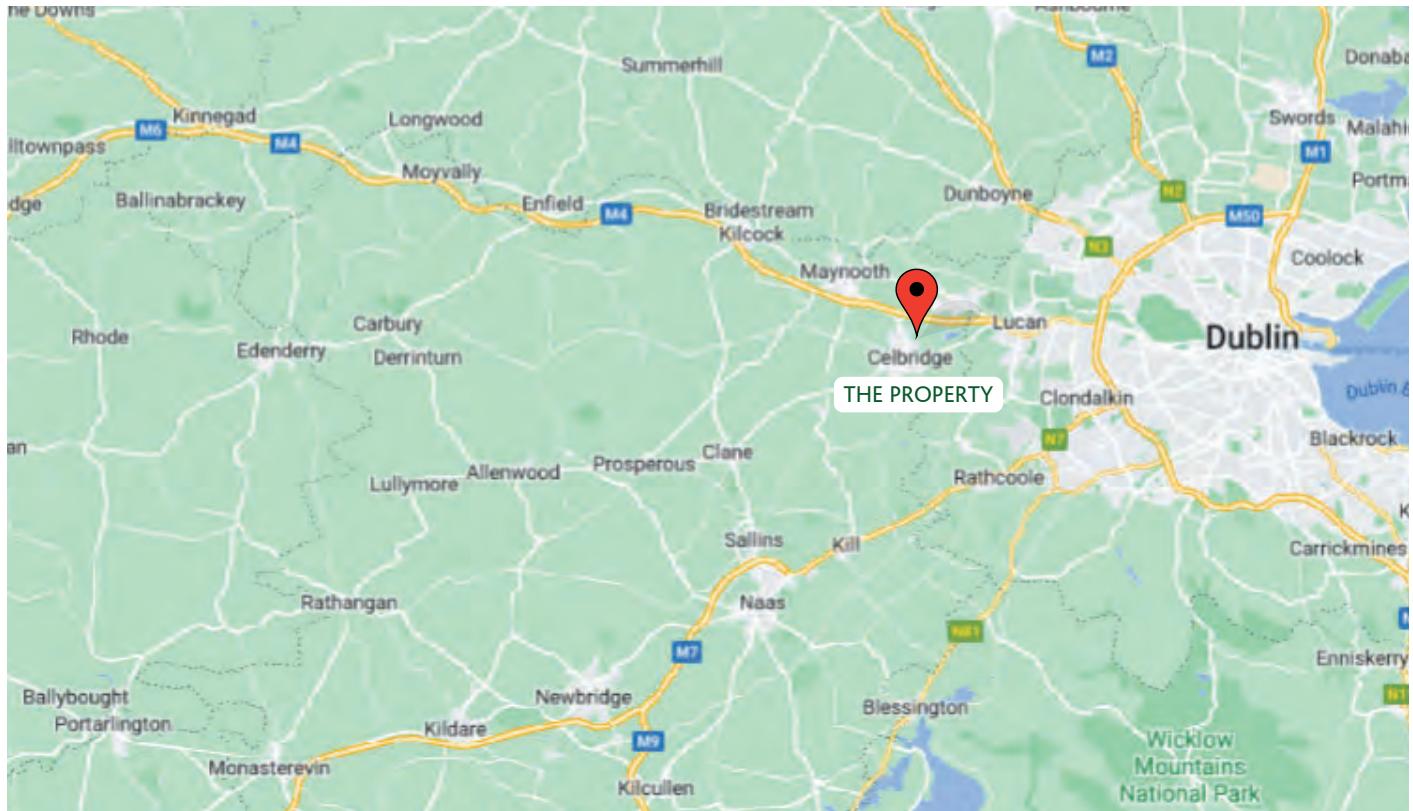
# Floor Plans

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# Directions

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## Directions

W23 HY7V

## BER

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## Viewing

By prior appointment at any reasonable hour.

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### Contact Information:

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