

Residential

Coonan
PROPERTY



141 Castletown, Leixlip. Co. Kildare

- Coonan Property are proud to present this exceptional 4-bedroom family residence, fully refurbished to an outstanding standard and now boasting an impressive A3 BER, ideally positioned in a mature and highly sought-after development.
- Extending to approx. 133 sq.m, the accommodation includes an entrance hall with porch, living room, open plan kitchen/dining area, playroom, ground floor w.c., four bedrooms including master ensuite, and a main bathroom.
- Presented in immaculate turnkey condition, featuring a sleek contemporary kitchen with premium appliances, elegant bathrooms, underfloor heating, 20 solar PV panels with 10kw battery and an energy-efficient condensing gas boiler.
- Enjoys a sun-drenched south-west facing rear garden, complete with a stylish covered BBQ and bar area.
- Features an attractive cobble-locked front driveway offering ample off-street parking.
- Situated in a peaceful cul-de-sac within walking distance of excellent local amenities including primary and secondary schools, sports clubs, shops such as Eurospar, Aldi, Lidl, and Leixlip Village.

4 bedroom family residence extending to approx. 133 sq.m (1,432 sq.ft)

Guide Price:

€565,000

Private Treaty

Accommodation

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Entrance Porch **1.03m x 1.42m**

Wood effect tiled flooring, light fitting, double door entrance and composite front door.

Entrance
Hallway

3.82m x 1.5m

Laminate flooring, recessed lights and storage/utility area.

Guest W.C.

1.15m x 1.9m

Tiled flooring, half tiled walls, w.c. w.h.b. with built in vanity unit, recessed lights, underfloor heating and blind on window.



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Utility/Storage area **1.2m 1.06m**

Tiled flooring, plumbed for washing machine and light fitting.

Living Room **3.38m x 5.25m**

Laminate wood flooring, bay window, curtains, blinds, light fitting TV point, underfloor heating and pocket doors leading into the kitchen.

Kitchen/Dining **4.03m x 8.84m**

Laminate flooring, two tone shaker style fitted wall and floor units, quartz worktop with upstand, integrated sink with drainer, double oven, microwave, hob, extractor fan, dishwasher, fridge-freezer, light fitting, recessed lights and underfloor heating.



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Play Room

4.6m x 2.2m

Laminate flooring, light fitting, curtain pole and underfloor heating.

Landing

0.95m x 3.45m

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

Master
Bedroom

3.13m x 4.34m

Carpet, free standing wardrobe, curtains, radiator, blinds and light fitting.



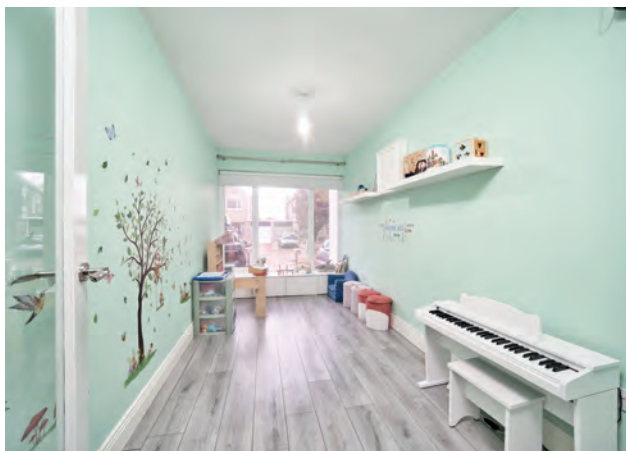
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En-suite **174m x 1.87m** Fully tiled, oversized shower cubicle with monsoon shower head, integrated shelving, w.c., w.h.b. with built in vanity unit, vertical heated towel rail, extractor fan and light fitting.

Bedroom 2 **3.12m x 3.53m** Carpet, radiator, curtains, blinds and light fitting.

Bedroom 3 **3.04m x 2.44m** Carpet, curtains, radiator, blinds, light fitting and air condition unit.



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Bedroom 4 2.1m x 3.07m

Carpet, curtain pole, radiator, blinds, light fitting and air condition unit.

Bathroom 2.12m x 1.66m

Fully tiled, fully tiled, oversized shower cubicle with electric Mira Elite Qt shower, integrated toiletries shelving in shower, w.c., w.h.b. with built in vanity unit, radiator, fitted mirror, extractor fan and light fitting.

Garden

South west facing garden, patio area, artificial grass, barbecue area which is fully plumbed with sink and bar, bbq with internal light and 4 extra light plugs on the side.



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Additional Information:

Gross internal floor area approx. 133sq.m
(1432 sq.ft)

Built c. 1972

Renovated in 2020

Fully rewired, fully replumbed, all internal
walls replaced with insulation

Heating thermostats in all rooms
downstairs (4 zones) and a central
thermostat upstairs in the hall

Fully insulated walls

Double glazed windows throughout

PVC fascia and soffits

Outside sockets

20 PV Solar panels with 10kw battery

Services:

Mains water

Combi gas boiler

Under floor heating

20 Solar PV panels

Entrance Driveway:

Tarmacadam driveway with parking for
two cars.

Items Included in sale:

Double oven, microwave, hob, extractor
fan, dishwasher, fridge-freezer, light
fittings, curtains and blinds.

Location:

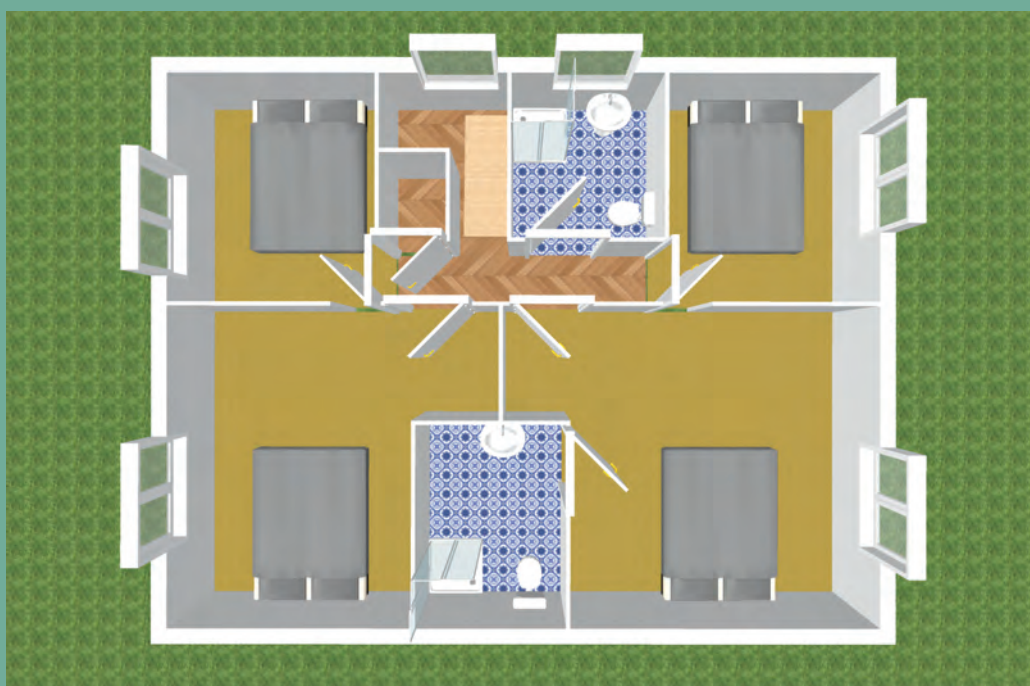
Perfectly located for commuters with Louisa Bridge train station, bus routes, and easy access to the M4 motorway providing a smooth connection to Dublin City, the M50, and beyond.

A truly standout modern home in one of Leixlip's most established and desirable developments.



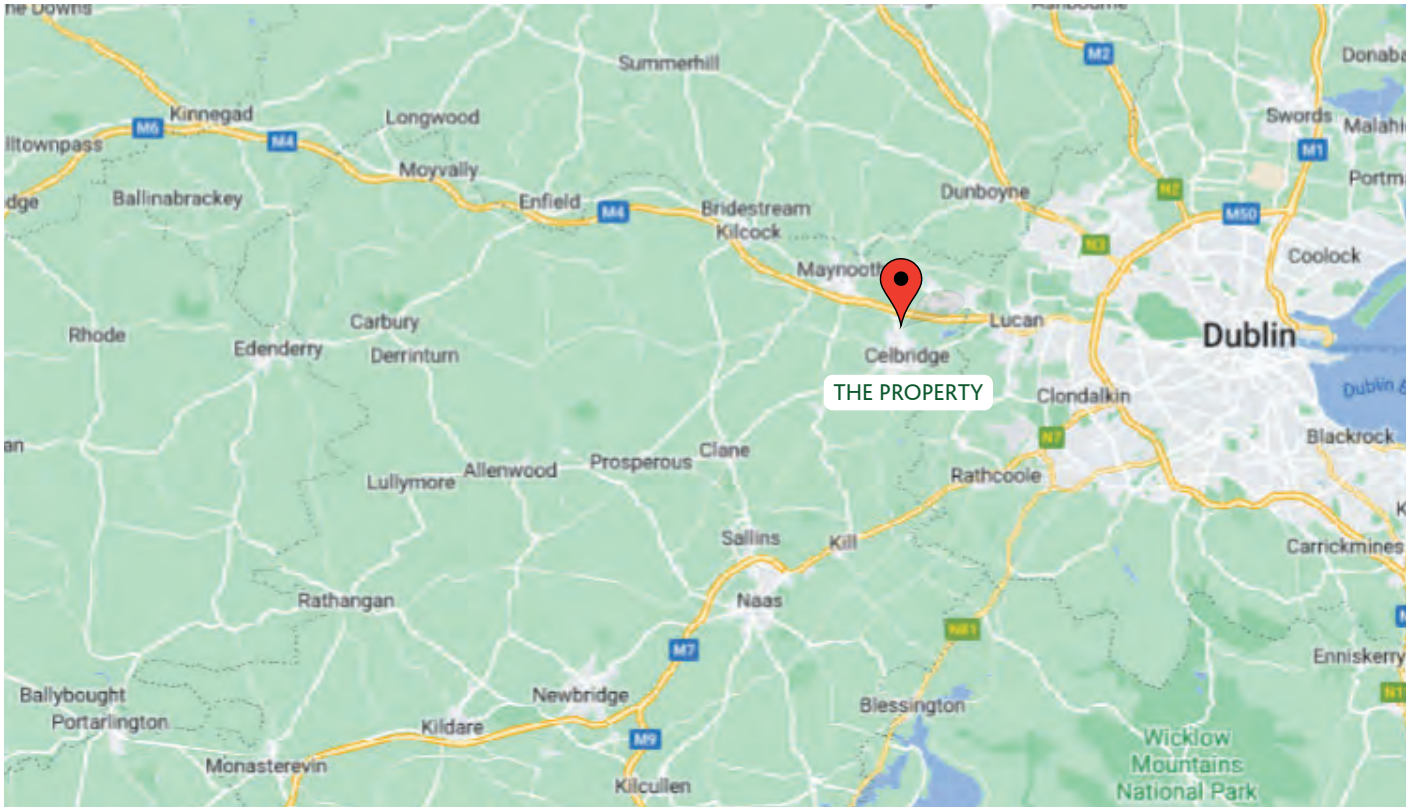
Floor Plans

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Directions

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Directions

W23 W6V0

BER

BER A2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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