

# Residential

**Coonan**  
PROPERTY



## 6 The Park, Wolstan Haven, Celbridge, Co. Kildare

- Coonan Property present a spacious four-bedroom home, ideally located within this most sought after development, just minutes from local schools, bus stops, shops, and all local amenities
- Accommodation extends to approx. 124 sq.m, comprising entrance hall, living room, kitchen, dining room, guest WC, four bedrooms and family bathroom
- Generous rear garden with off-street parking
- Wolstan Haven is a mature, sought-after estate within walking distance of local primary and secondary schools, shops inc. Tesco's, Aldi and Lidl as well as bus stops and sports clubs.
- Just a short walk from Celbridge Main Street with its array of cafés, restaurants, bars and services
- Excellent connectivity for commuters with easy access to the M4 motorway and Hazelhatch Train Station

4 bedroom home  
extending to approx.  
124 sq.m (1,335 sq.ft)

Guide Price:  
**€495,000**

Private Treaty

# Accommodation

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Entrance  
Hallway

**4.5m x 2m**

Laminate flooring, light fitting, coving and alarm panel.

Guest W.C.

**0.76m x 1.52m**

Laminate flooring, w.c., w.h.b., extractor fan and light fitting, small window and blind.

Living Room

**3.8m x 5.47m**

Laminate flooring, feature fireplace with granite hearth and gas fire insert, bay windows with blinds and curtains, coving, TV point, light fitting and double doors leading into the dining room.



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**Kitchen**      **7.28m x 2.91m**      Tiled flooring, shaker style floor and wall units, tiled splash back, integrated fridge/freezer, separate free-standing fridge/freezer, dryer, oven, hob and light fitting.

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**Dining/Office**      **3.9m x 2.86m**      Laminate wood flooring, curtains and sliding doors leading out to rear garden and double doors into living room.

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**Utility Room**      **1m x .9m**      Tiled flooring, fully plumbed, condensing gas boiler, light fitting. Washing machine included.



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Landing	1.65 x 3.1 2.38 x 1.2	Carpet, light fitting, attic access (no ladder) and hot press.
Master Bedroom	5.25m x 3.31m (including ensuite)	Front facing. Tongue and groove wood flooring, fitted wardrobes, light shade, TV point, curtains and blinds in bay window.
En-suite	1.8m x 1.5m	Lino flooring, shower cubicle, w.c., w.h.b. light fitting with extractor.



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**Bedroom 2**     **3.74m x 2.55m**     Overlooking back garden.  
Tongue and groove wood flooring, fitted wardrobes, curtains and blinds.

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**Bedroom 3**     **2.56m x 3.3m**     Overlooking back garden  
Tongue and groove wood flooring, fitted wardrobes, light fitting, curtains and blinds.

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**Bedroom 4**     **2.53m x 2.73m**     Front facing.  
Tongue and groove wood flooring, fitted wardrobes, light fitting, curtains and blinds.



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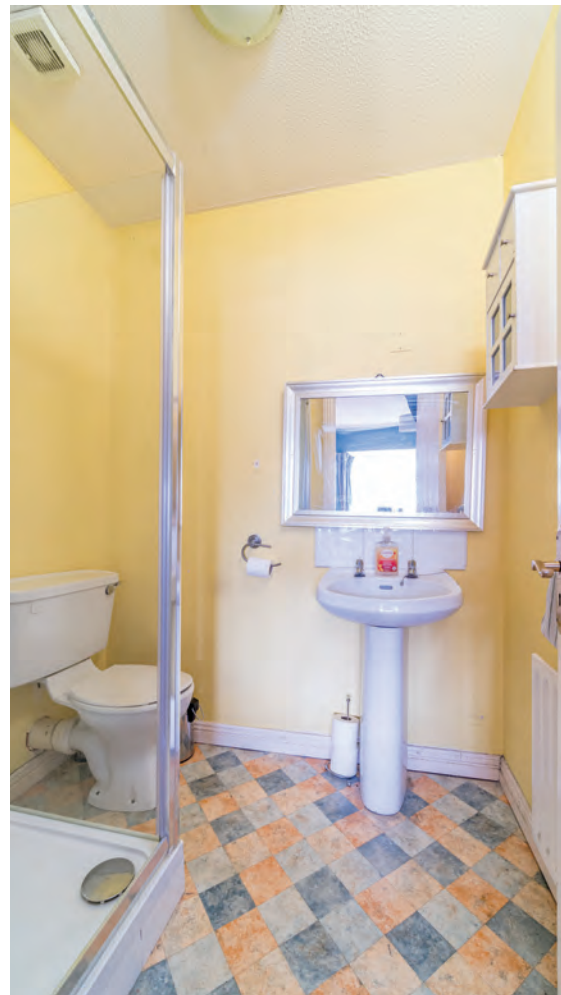
**Bathroom**

Lino flooring, bath with shower curtain, w.c. and w.h.b.

**Garden**

**12m x 7.37m**

Patio, timber shed, lawn area, timber panelled fence and PVC gutters.



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## Additional Information:

Gross internal floor area approx. 124.2sqm  
or 1,335sq.ft

Built c.2000

Gated side entrance

Outside lights

Outside tap

Low maintenance dashed exterior

Climote Smart heating controls

## Items Included in sale:

Integrated fridge freezer, free-standing  
fridge/freezer, curtains, blinds, light  
fittings, dryer, washing machine, oven, hob  
and extractor.

## Services:

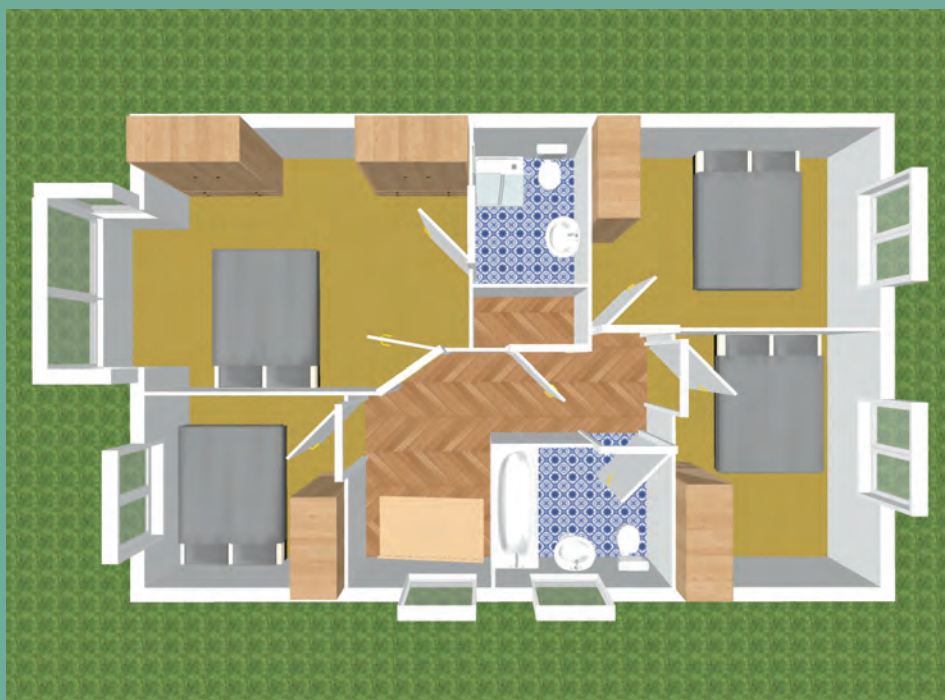
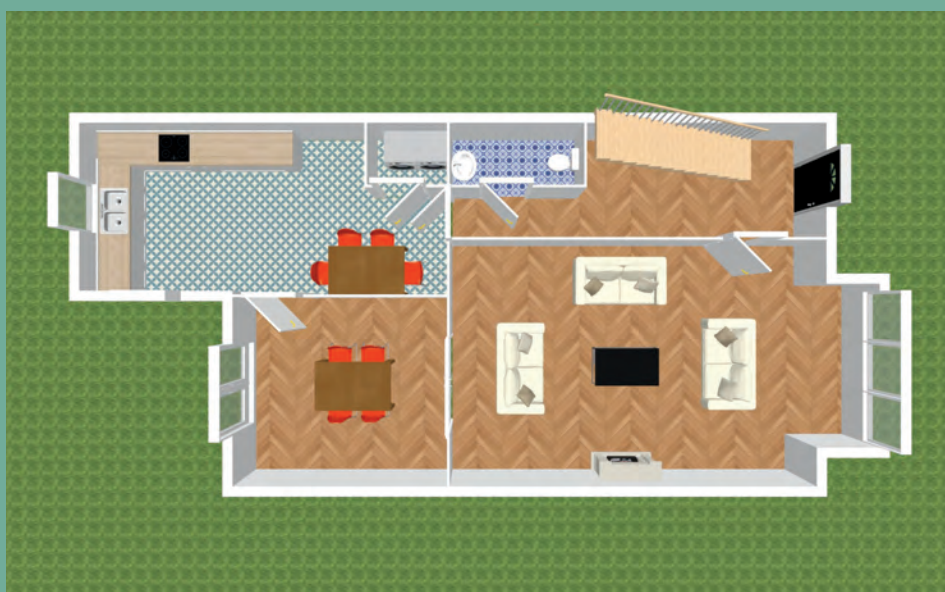
Mains water

Gas fire central heating



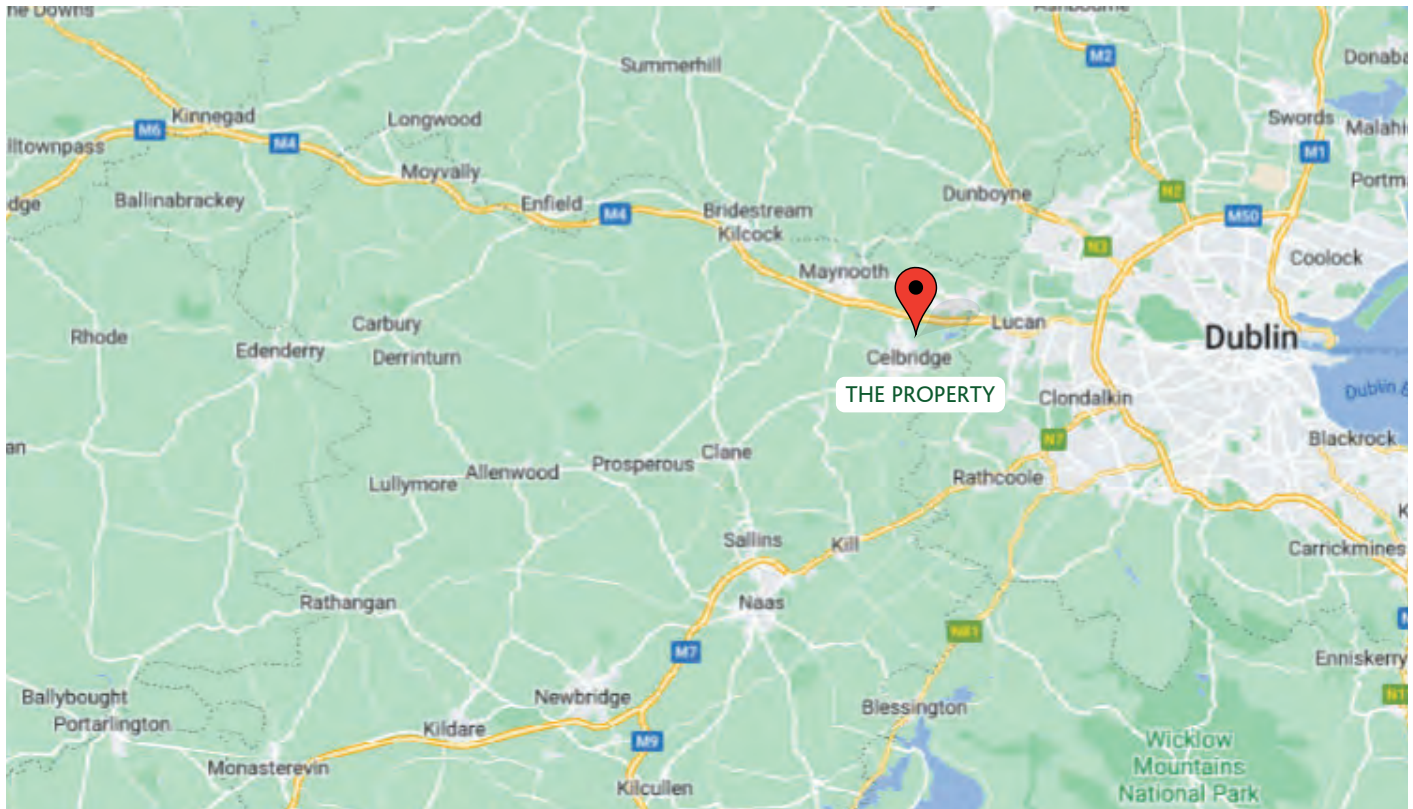
# Floor Plans

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# Directions

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## Directions

W23 PC03

## BER

TBC

## Viewing

By prior appointment at any reasonable hour.

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### Contact Information:

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