

Residential

Coonan
PROPERTY



70 Beatty Park, Celbridge, Co. Kildare

- Coonan Property proudly presents this attractive four-bedroom residence, positioned on a spacious corner site just minutes from Celbridge town centre
- Accommodation includes entrance hall with porch, bright living room, versatile play room, open-plan kitchen/dining, four double bedrooms including master ensuite and a family bathroom
- Features a flexible ground floor room, ideal as a playroom, study, home office, gym, or even a fifth bedroom
- Generous site with a landscaped rear garden, porcelain tiled patio, steel shed, and wide side entrance offering scope for future extension
- Located beside a large, well-kept green space—perfect for families with young children
- Beatty Park is a mature, highly regarded development with a strong community feel and close proximity to schools, shops, and everyday amenities
- Walking distance to Celbridge Main Street, with bus routes at the estate entrance, Hazelhatch Train Station nearby, and excellent access to the N4/M4 road network

**4 bedroom residence
extending to approx.
136 sq. m (1,459 sq. ft)**

Guide Price:

€535,000

Private Treaty

Accommodation

Coonan
PROPERTY

Entrance Porch **1.77m x 2.05m**

Tiled flooring, light fitting, double glazed pvc doors.

Entrance Hallway **5.15m x 1.76m**

Laminate flooring, coving, light fitting, storage closet (1.72m x 0.87m).

Guest W.C. **1.67m x 1.79m**

Tiled flooring, w.h.b., w.c., light fitting and window with roller blind.



Accommodation

Coonan
PROPERTY

Living Room 3.6m x 4.9m

Laminate wood flooring, stone feature fireplace with granite hearth and stove, wall lights, TV point, coving, light fitting and blinds.

Play Room 2.36m x 4.06m

Laminate wood flooring, light fitting and roller blinds.

Kitchen/Dining 3.67m x 7.21m

Open plan with laminate flooring, wall and floor units, oven, hob, extractor fan, integrated fridge freezer, double Belfast sink, coving, light fittings, blinds and door leading to rear garden.



Accommodation

Coonan
PROPERTY

Landing

4.6m x 1.76m

Laminate flooring, attic access with dropdown ladder, hot-press and light fitting.

Master
Bedroom

4m x 3.07m

Overlooks Front Garden
Laminate flooring, fitted wardrobes, light fitting and blinds.

En-suite

1.8m x 1.86m

Fully tiled, shower cubicle with monsoon shower, w.c., w.h.b. with built in vanity unit, mirror with lighting, extractor fan, heated towel rail and light fitting.



Accommodation

Coonan
PROPERTY

Bedroom 2 **3.68m x 2.8m**

Overlooks Back Garden
Laminate flooring, fitted wardrobes, light fitting, curtains and blinds.

Bedroom 3 **3.64m x 2.47m**

Overlooks Back Garden
Laminate flooring, fitted wardrobes, light fitting and blinds.

Bedroom 4 **3.1m x 3m**

Overlooks Front Garden
Laminate flooring, fitted wardrobes, light fitting, curtains and blinds.



Accommodation

Coonan
PROPERTY

Bathroom

2.83m x 1.8m

Fully tiled, bath, separate shower cubicle with electric shower, w.c., w.h.b. with built in vanity unit, mirror with lighting, extractor fan and light fitting.

Garden

11m x 11.5m

North west rear garden with porcelain patio area.



Accommodation

Coonan
PROPERTY

Items Included in sale:

Gross internal floor area approx. 135.5 sq.m (1,459sq.ft)
Built in 1989
Double Gate access to side
Wide side entrance (3.76m)
PVC fascia & soffits
Outside tap
Steel shed (3.67m x 2.77m)
Located beside a large green area

Services:

Main's water
Oil fired central heating

Entrance Driveway

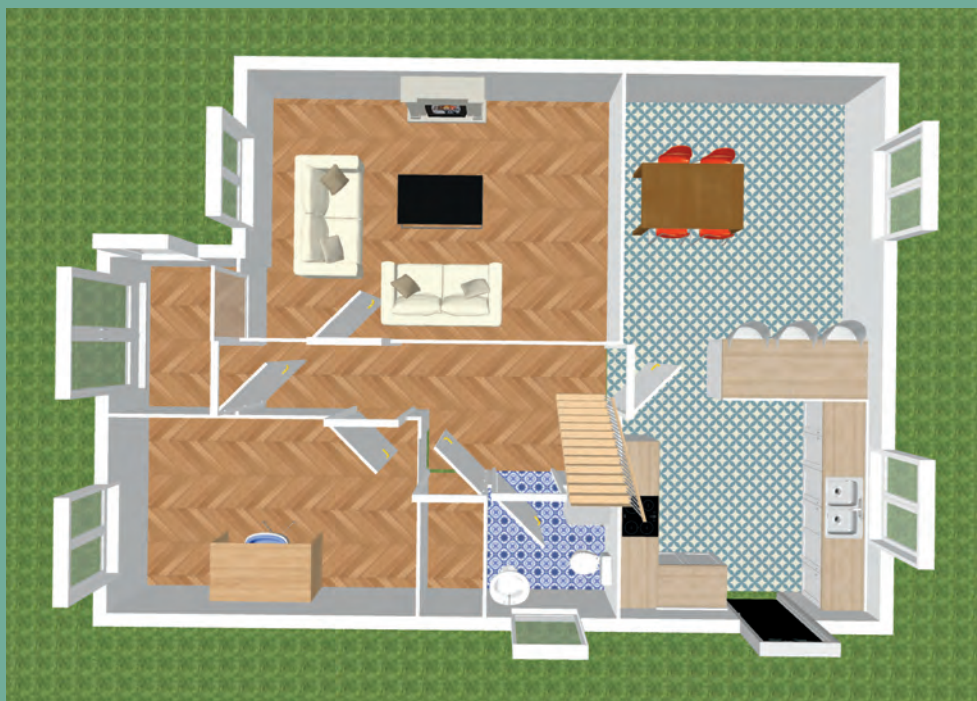
Items Included in sale:

Oven, hob, extractor fan, integrated fridge freezer, light fittings and blinds.



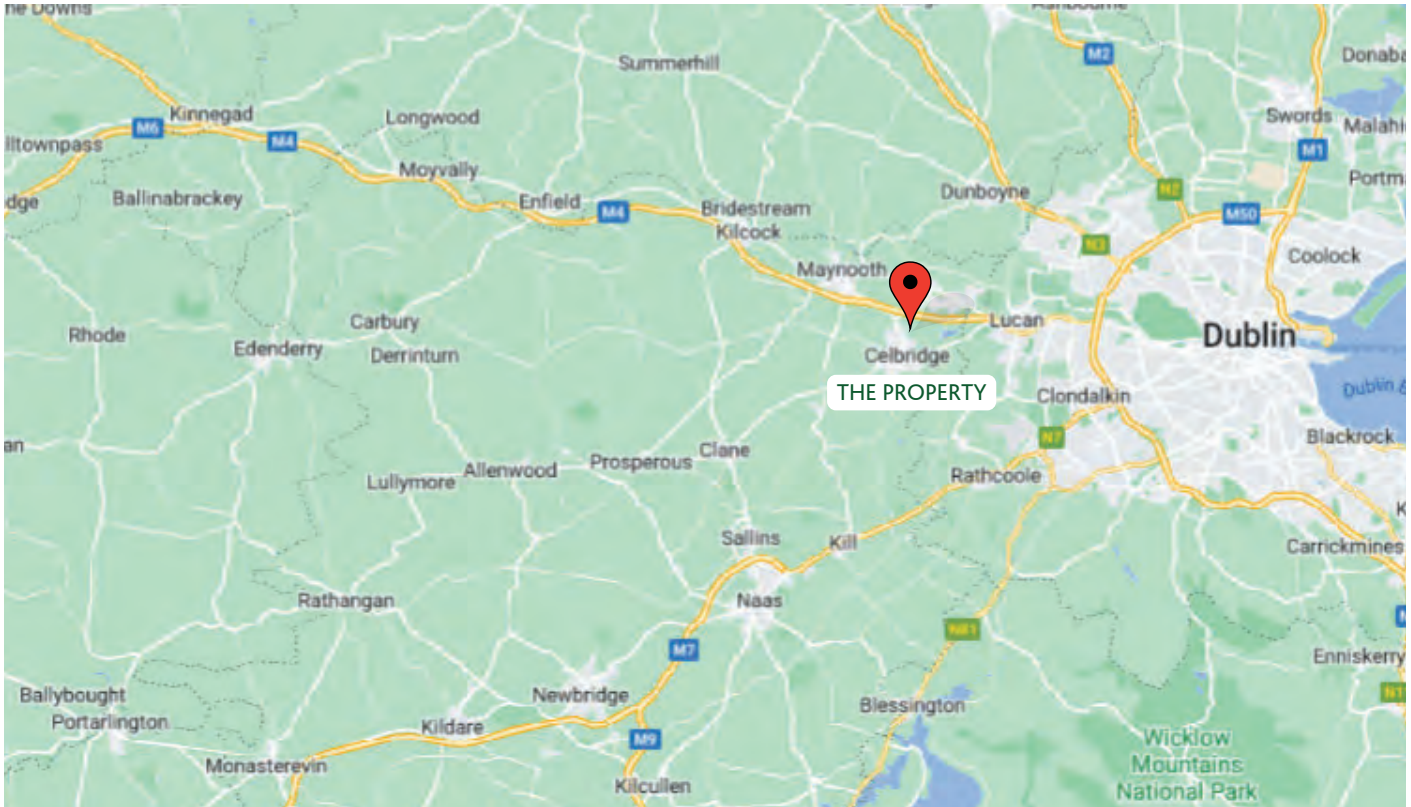
Floor Plans

Coonan
PROPERTY



Directions

Coonan
PROPERTY



Directions

W23 P8C0

BER

TBC

Viewing

By prior appointment at any reasonable hour.

Coonan
PROPERTY

Contact Information:

Mick Wright

016288400

mickw@coonan.com

PSRA No.: 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm does not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.

Coonan
FINANCIAL GROUP

Coonan Mortgage Group Limited t/a Coonan Financial Group is regulated by the Central Bank of Ireland. Registration No.: 431200

For all your mortgage needs contact:

Dermot Horan / Romana Anca

01 505 2718

admin@coonanmortgage.com

coonan.com