

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

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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.



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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.



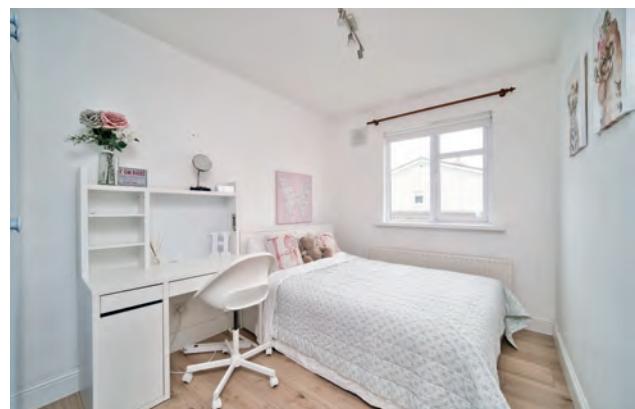
Accommodation

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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.



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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.



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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.



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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 facia & 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.



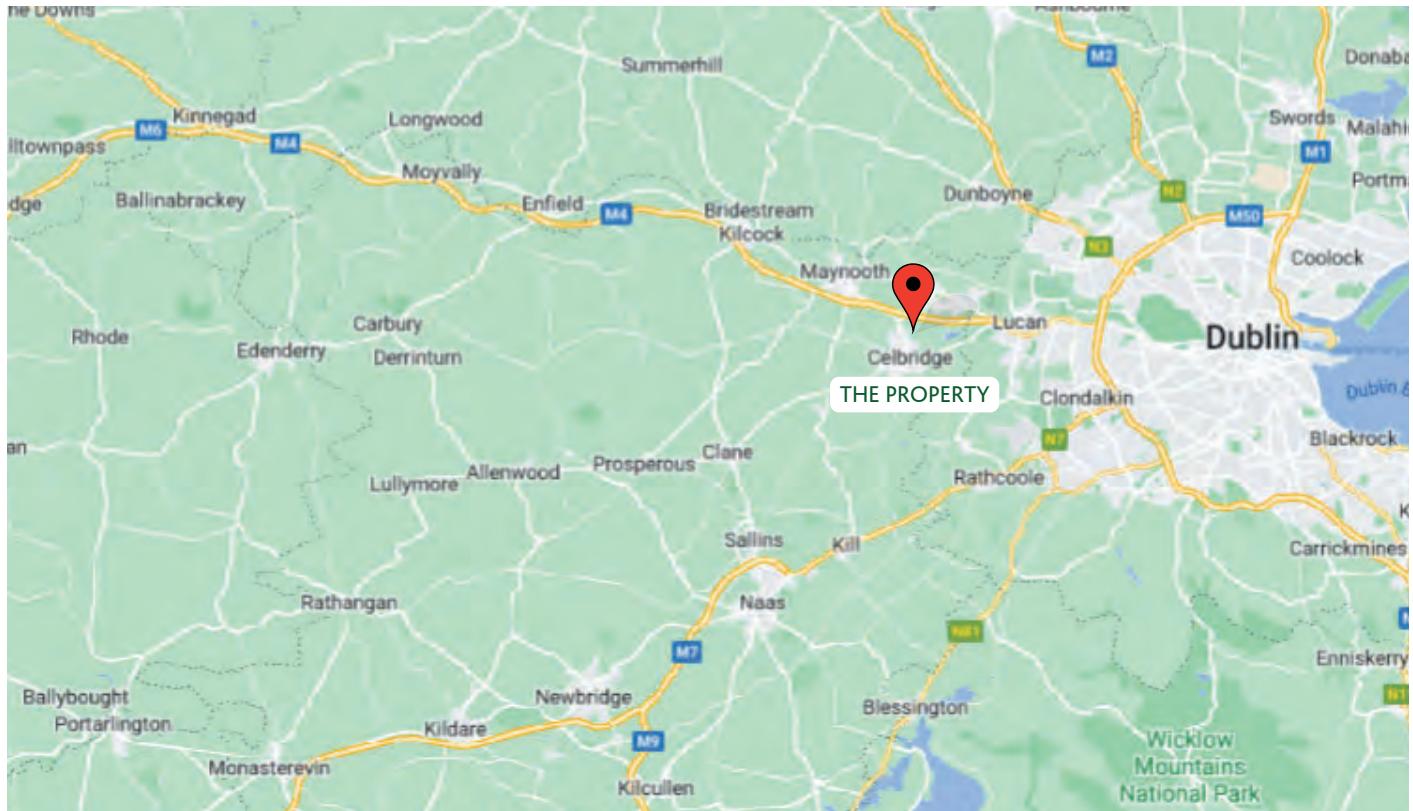
Floor Plans

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Directions

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Directions

W23 P8C0

BER

TBC

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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