

Residential

Coonan
PROPERTY



16 Castlevillage Rise, Castlevillage, Celbridge, Co. Kildare

- Coonan Property is proud to offer a spacious three-bedroom residence with rear extension and hugely spacious south-facing rear garden
- Generous floor area extending to approx. 108 sq.m (1,183 sq. ft), comprising an entrance hall, guest WC, living room, family room, kitchen/dining, three bedrooms including master ensuite, and main bathroom
- Situated at the end of a quiet cul-de-sac on a sizeable site with excellent space to the side and rear – offering scope for further development
- Castlevillage is a well-established, highly regarded estate within walking distance of both primary and secondary schools, local shops, and regular bus services
- Superb transport links with convenient access to the M4 motorway and just a short drive from Hazelhatch and Louisa Bridge Train Stations

3 bedroom residence
extending to approx.
108 sq. m (1,183 sq. ft)

Guide Price:
€445,000

Private Treaty

Accommodation

Coonan
PROPERTY

Entrance
Hallway

4.61m x 1.71m

Laminate flooring, coving, light fitting, half panelled walls and carpet up the stairs.

Guest W.C.

0.87m x 1.74m

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

Living Room

3.57m x 5.12m

Wood flooring, feature fireplace with granite hearth, wood surround and solid fuel stove, TV point, coving, light fitting and double doors leading into family room.



Accommodation

Coonan
PROPERTY

Family Room **5.37m x 3.42m**

Laminate flooring, TV point, two light fittings, windows with blinds and archway leading into the kitchen.

Kitchen/Dining **3.48m x 5.38m**

Tiled flooring, fitted wall and floor units, tiled splashback, wine rack, electric oven, extractor fan, dishwasher, wood panelled ceiling, recessed lights, sky light and double doors leading out to garden.

Utility Room **0.92m x 1.09m**

Tiled flooring, fully plumbed and gas boiler.



Accommodation

Coonan
PROPERTY

Landing

1.25m x 3.4m

Carpet, half panelled walls, light fitting, attic access and hot-press.

Master
Bedroom

3.57m x 3.45m

Carpet, fitted wardrobe, TV point, curtains and light fitting.

En-suite

1.9m x 1.53m

Fully tiled, shower cubicle, w.c., w.h.b., heated towel rail, recessed lights and window.



Accommodation

Coonan
PROPERTY

Bedroom 2 **3.86m x 2.9m** Carpet, curtains and light fitting.

Bedroom 3 **3.2m x 2.4m** Carpet, curtains, fitted wardrobe and light fitting.

Bathroom **1.83m x 1.81m** Fully tiled, bath, with shower curtain, w.c., w.h.b., light fitting and extractor fan.

Garden Large south facing rear garden with patio area.



Accommodation

Coonan
PROPERTY

Items Included in sale:

Gross internal floor area approx. 108sq.m
(1,163sq. ft)

Built in 1995

Wide gated side entrance – widening to
7m from side of house

PVC fascia and soffits

Outside lights

Outside tap

Services:

Mains water

Gas fire central heating

Entrance Driveway:

Concrete driveway with parking for two
cars.

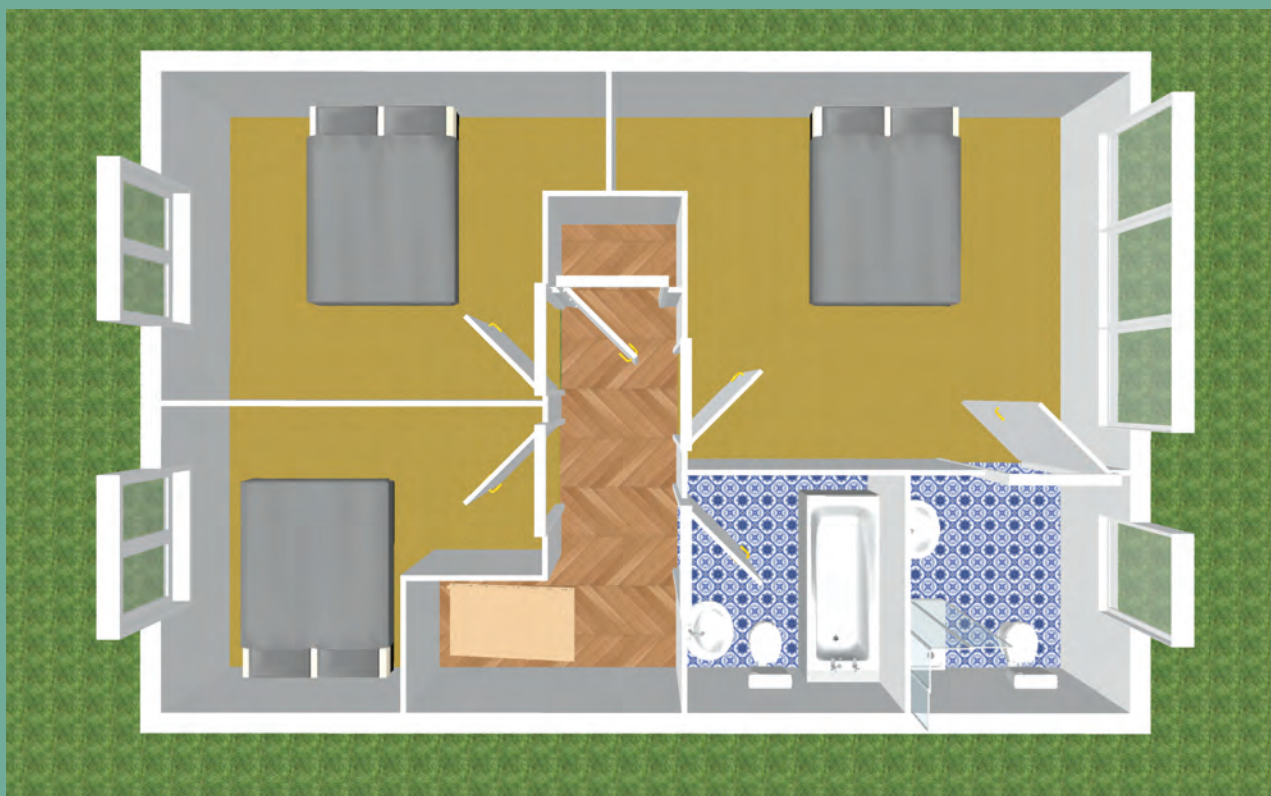
Items Included in sale:

Electric oven, extractor fan, dishwasher,
light fittings, curtains and three sheds.



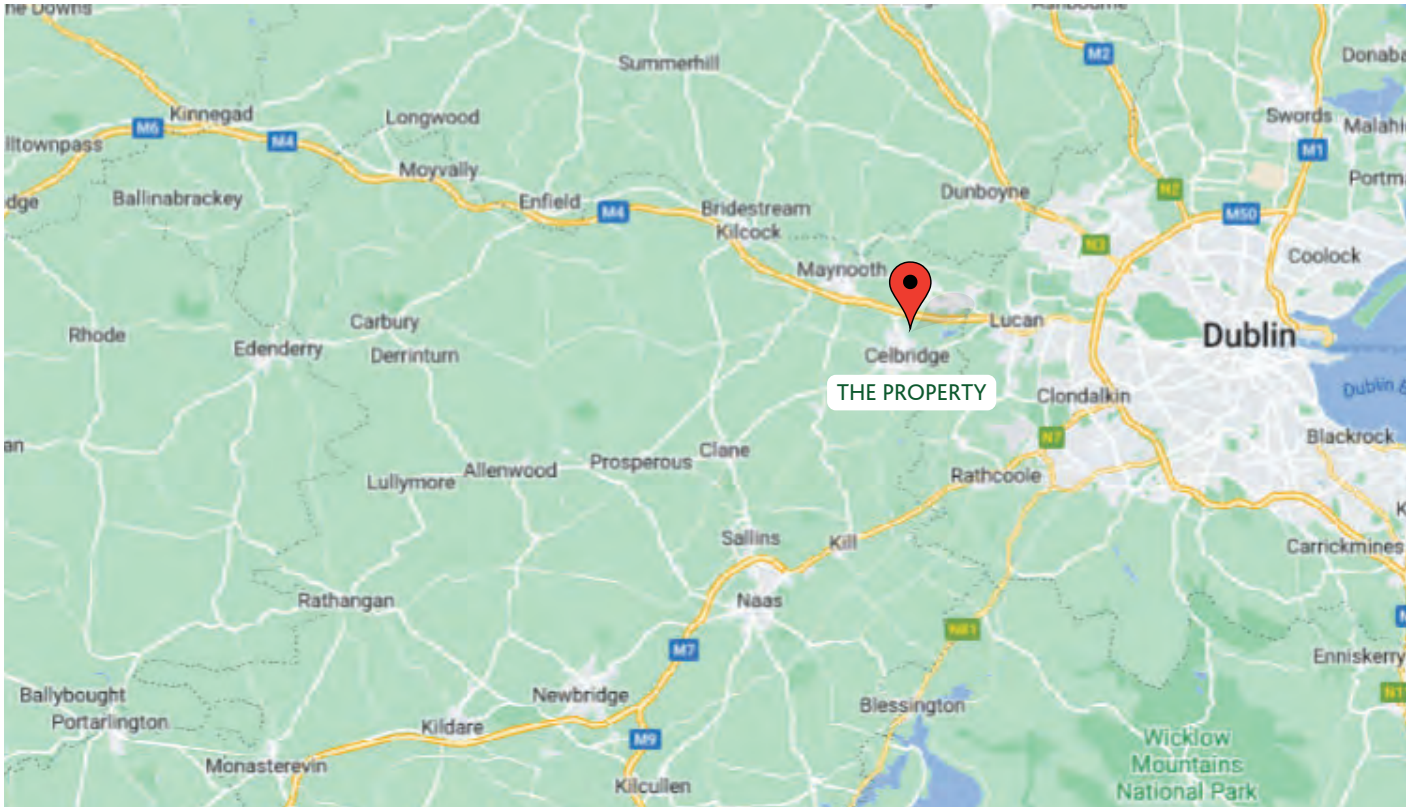
Floor Plans

Coonan
PROPERTY



Directions

Coonan
PROPERTY



Directions

W23 C2V4

BER

BER C1

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