

# 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

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Entrance Hallway **4.61m x 1.71m** Laminat 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.



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**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.



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Landing	<b>1.25m x 3.4m</b>	Carpet, half panelled walls, light fitting, attic access and hot-press.
Master Bedroom	<b>3.57m x 3.45m</b>	Carpet, fitted wardrobe, TV point, curtains and light fitting.
En-suite	<b>1.9m x 1.53m</b>	Fully tiled, shower cubicle, w.c., w.h.b., heated towel rail, recessed lights and window.



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

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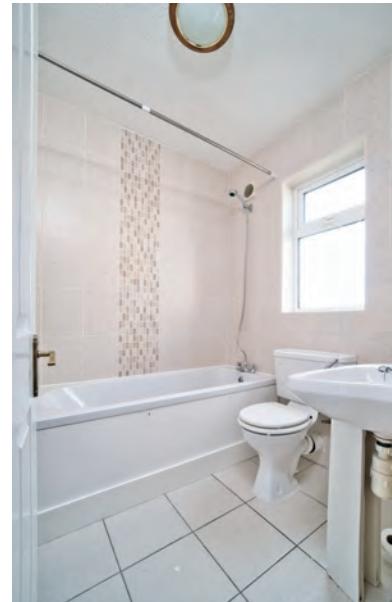
**Bedroom 3** **3.2m x 2.4m** Carpet, curtains, fitted wardrobe and light fitting.

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

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**Garden** Large south facing rear garden with patio area.



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## 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

## Entrance Driveway:

Concrete driveway with parking for two cars.

## Services:

Mains water  
Gas fire central heating

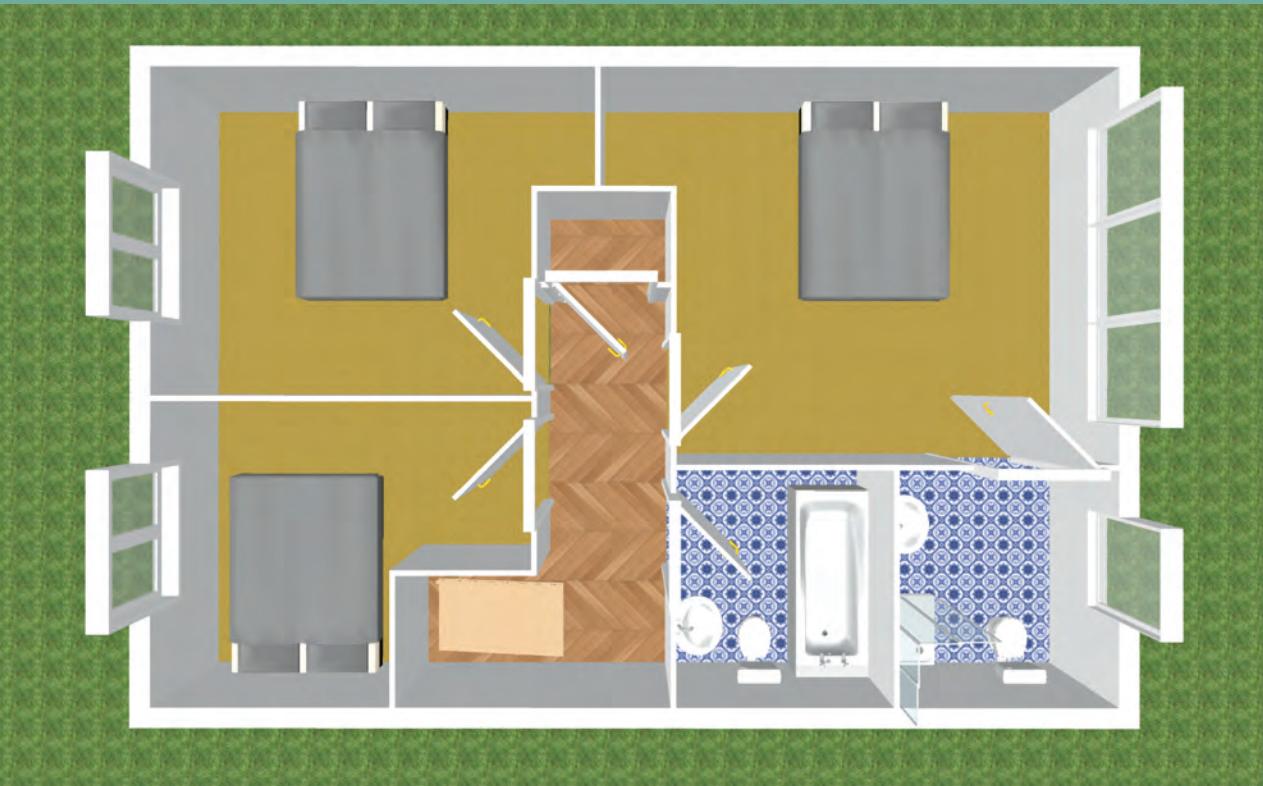
## Items Included in sale:

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



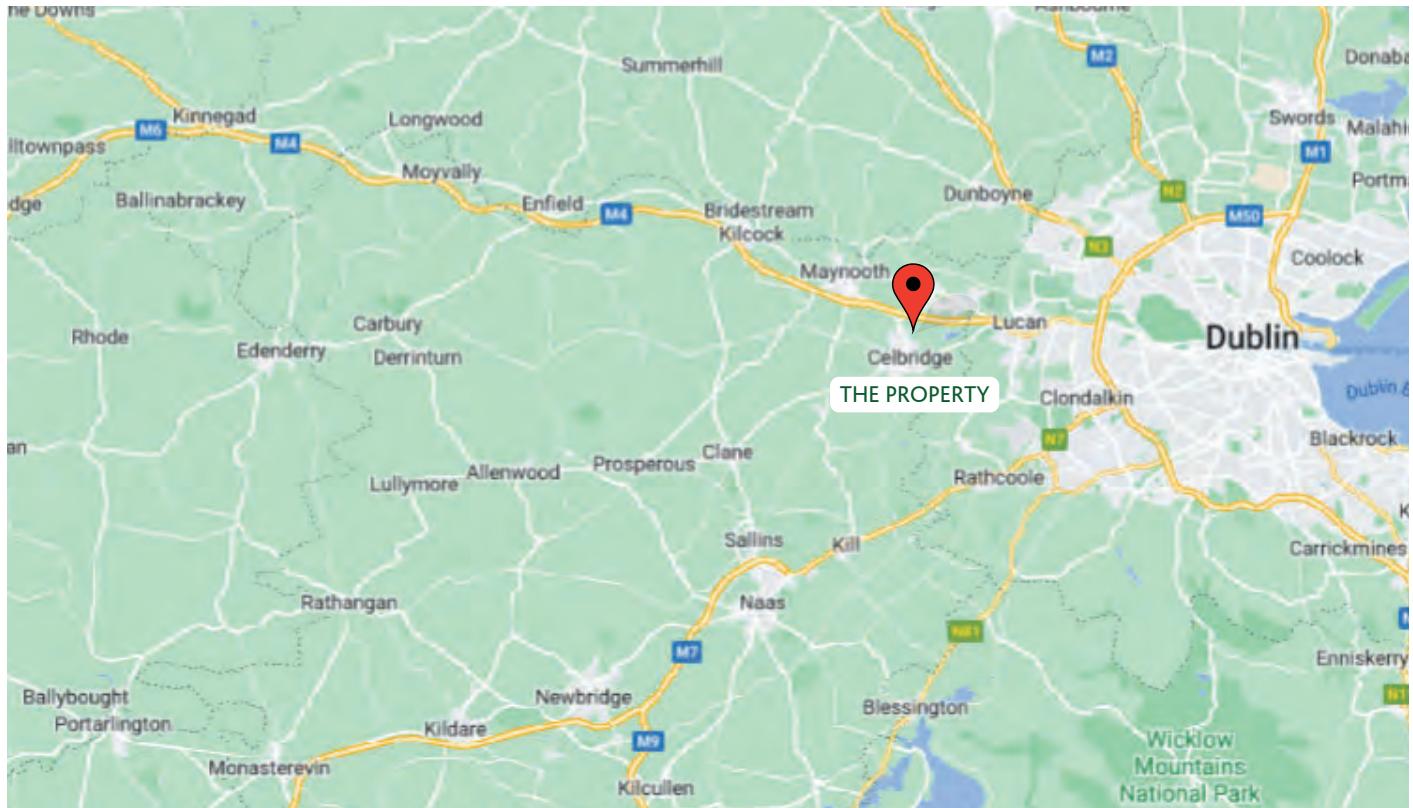
# Floor Plans

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# Directions

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## Directions

W23 C2V4

## BER

**BER C1**

## Viewing

By prior appointment at any reasonable hour.

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### Contact Information:

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