

# Residential

**Coonan**  
PROPERTY



## 4 The Woodlands, Castletown, Celbridge, Co. Kildare

- Coonan Property proudly presents a rare opportunity to acquire a home on a substantial site, positioned on the edge of the beautiful Castletown House Parklands and just a short stroll from Celbridge town centre
- Accommodation includes an entrance hallway, living room, kitchen/dining area, three bedrooms and bathroom
- The generous south-facing rear garden extends to approx. 25m (82ft) and offers excellent potential to further extend or develop, subject to the necessary planning permission
- Enjoy a stunning outlook with a mature treeline backdrop along the main avenue to Castletown House, with direct access to this exceptional parkland setting on the banks of the River Liffey
- Celbridge Town Centre, along with a wide range of schools, shops, cafés, restaurants and pubs, is all within easy walking distance
- Excellent transport links include local bus services (C4, X27) and the L59 route providing direct access to Hazelhatch Train Station
- The property is just a five-minute drive from the M4, offering easy access to Dublin City Centre, the M50 and beyond
- A truly unique home in a prime location, offering outstanding potential to create a superb family residence

**3 bedroom home  
extending to approx.  
90 sq.m (969 sq.ft)**

**Guide Price:  
€425,000**

**Private Treaty**

# Accommodation

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Entrance  
Hallway

**3.7m x 1.4m,  
4.3m x 2m**

Tiled flooring from porch to hallway, fitted lights and hot press.

Living Room

**3.5m x 6.7m**

Carpet flooring, coved ceiling, fitted lights, feature fireplace with marble surround and hearth, radiator cover, fitted curtains and blinds.

Kitchen/Dining **3.5m x 5.4m**  
Area

Tiled flooring and splash back, sink, washing machine, dryer, fridge/freezer, double oven and light fitting.



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Master Bedroom (Front)	<b>3.5m x 3.4m</b>	Carpet flooring, fitted wardrobes, hanging pendant light with shades, fitted curtains and blinds.
Bedroom 2 (Rear)	<b>3m x 3.5m</b>	Lino flooring, hanging pendant light with shades, fitted wardrobe and blinds.



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Bedroom 3 (Rear)	<b>2.4m x 2.3m</b>	Laminate flooring and hanging pendant light with shades.
Family Bathroom	<b>2.4m x 1.8m</b>	Tiled flooring, bathtub, w.c., w.h.b., light fitting and access to attic.
Garden	<b>26.5m x 15.2m</b>	Side entrance, block shed, PVC fascia & soffit and an outdoor tap.



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**Additional Information:**

Gross internal floor area approx. 89.8 sq.m.  
Year of construction 1984  
South facing rear garden  
Large driveway – space for 3 cars  
Mature estate  
Located on a cul-de-sac  
Direct access to Castletown Demesne and Parklands

**Services:**

Mains water  
Oil fire central heating

**Items Included in sale:**

Sold as Seen



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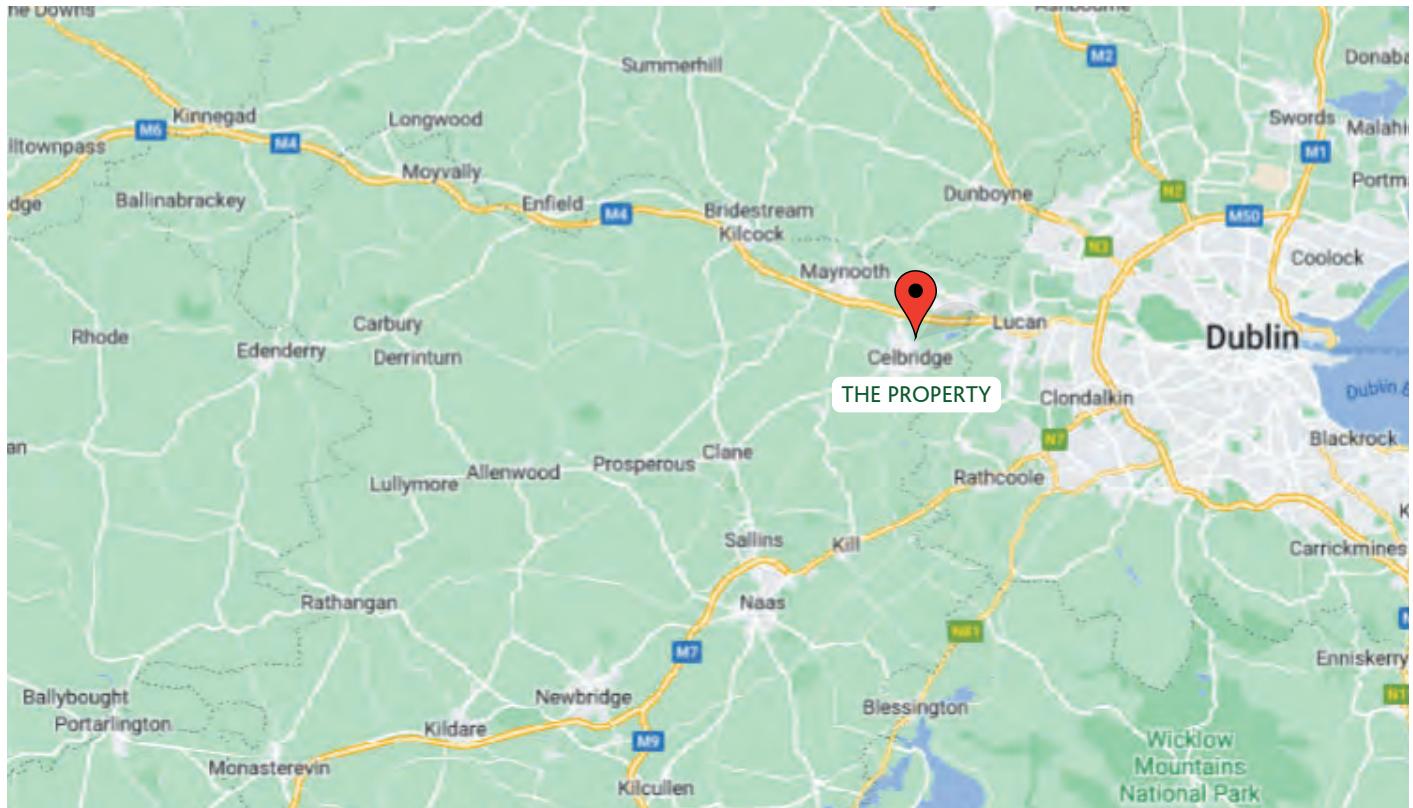
# Floor Plans

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# Directions

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## Directions

W23 W268

BER

**BER C3**

## Viewing

By prior appointment at any reasonable hour.

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### Contact Information:

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