



Woodview, Dangan, Celbridge, Co. Kildare

- Coonan Property present a unique opportunity to own a spacious residence on approx. 19.5 acres of land, located just 3km from Celbridge Town Centre
- Woodview offers a rare opportunity to own a substantial land holding so close to transport links, Celbridge and all local amenities
- The residence extends to approx. 195sq.m and comprises entrance hallway, living room, study/playroom, open plan kitchen/dining area, utility room, four double bedrooms and two bathrooms
- The land is accessible through the house and by a second entrance which leads directly into a hard surface yard with two large sheds, suitable for farming, machinery or conversion to equestrian use
- Just a short 5 minutes from highly regarded local schools in both Ardclough and Celbridge and just 2.5kmm from Hazelhatch Train Station for easy commuting
- Located just minutes from the M7 and M4 motorways with easy access into Celbridge, Straffan, Maynooth, Naas and Dublin
- A fine family home offering rural privacy and tranquillity and within easy reach of all local amenities

Spacious residence
on approx. 19.5 acres
of land, located just
3km from Celbridge
Town Centre

Guide Price:
€1,150,000

Private Treaty

Accommodation

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY



Entrance Driveway:

Tarmacadam drive, wheelchair ramp, plenty of parking space, mature trees and shrubs.

Entrance Hallway	(5.48m 2.1m) + (2.56m x 2.26m)	Wood flooring, alarm panel, two light fittings, under stair storage and storage cupboard (2.22m x 2.20m).
Living Room	3.96m x 6.05m	Carpet, stone fireplace with kerosene stove, built in book shelf and light fitting.
Kitchen/Dining	3.52m x 6.87m	Lino covering, wall and floor units, stainless steel sink, light fittings, curtains, blinds, opening into the living room, window overlooking rear garden and door leading into utility room.
Utility Room	1.42m x 3.25m	Fully plumbed, fitted wall and floor units, stainless steel sink, door leading to rear garden and light fitting.
Bedroom 4 (Ground Floor)	3.13m x 3m	Overlooks front Laminate wood flooring, curtains, blinds and light shade.

Accommodation

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY



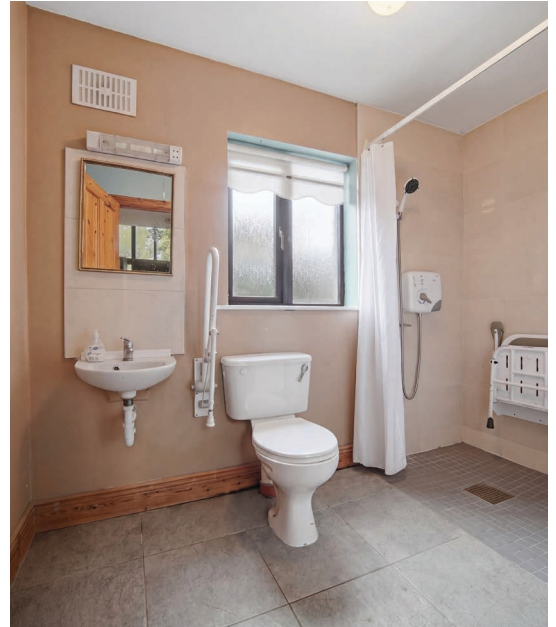
Accommodation

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY

Study/Playroom	3.13m x 3.14m	Overlooks back. Laminate wood flooring, curtains, blinds and light shade.
Bathroom	1.7m x 2.84m	Tiled floor, wet room shower area with shower curtain and electric shower, w.c., w.h.b., shaving light and light fitting.
Landing	3.58m x 1.36m	Tongue & groove wood flooring, hot-press and light fitting.
Master Bedroom	3.96m x 4.92m	First Floor, Overlooks front. Tongue & groove wood flooring, curtains and hanging pendant light.
Walk-In-Wardrobe	(1.33m x 2.75m) + (2.05m x 1m)	Tongue & groove wood flooring and light fitting.
Bedroom 2	4.48m x 3.05m	First Floor, Overlooks back. Tongue & groove wood flooring, blinds, hanging pendant light.
Walk-In-Wardrobe	1.7m x 0.91m	Tongue & groove wood flooring and light fitting.
Attic Storage Room	3.2m x 4.85m	Window and light fitting.
Bedroom 3	3.58m x 3.16m	First Floor and overlooks back and side Tongue & groove wood, blinds, hanging pendant light, window overlooking back and side.



coonan.com

Accommodation

Coonan
PROPERTY



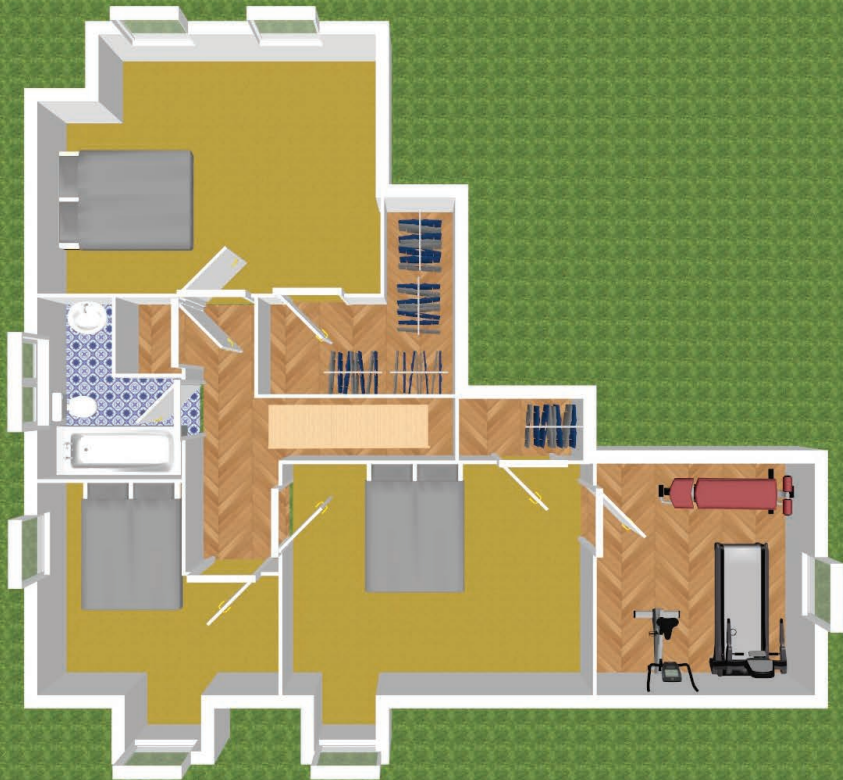
Floor Plans



Ground Floor



First Floor





Garden

Patio area, access to sheds and yard.

Additional Information:

- Gross internal floor area approx. 195sq.m
- Total land area approx. 19.5 acres
- Built in 2002
- Sandstone cladding and dashed exterior finish
- Large block built shed (4.26m x 16.2m)
- Steel frame shed (14m x 7.3m)

Items Included in sale:

Light fittings, curtains, blinds.

Services:

- Mains water
- Oil fired central heating

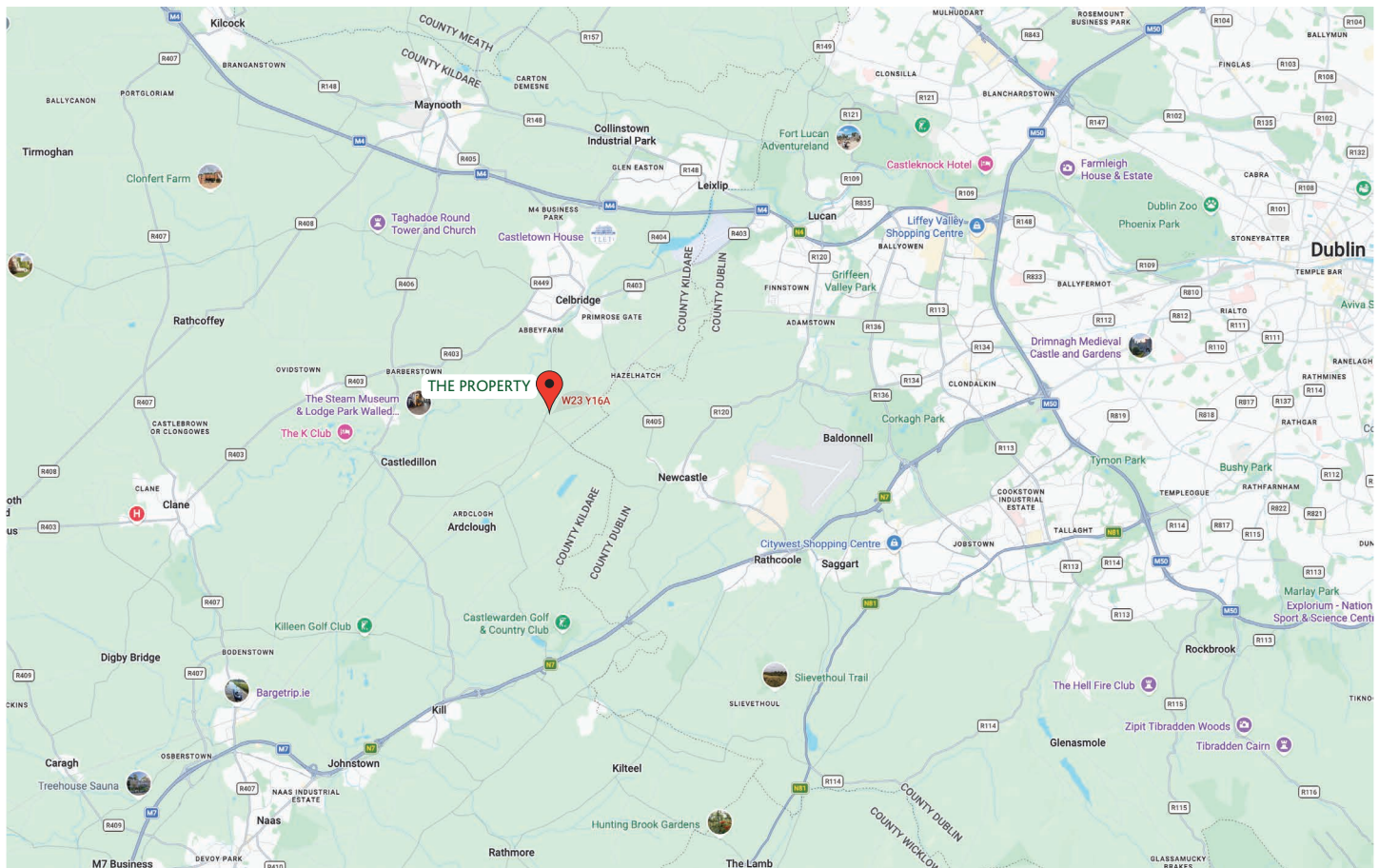
Land

Coonan
PROPERTY



Directions

Coonan
PROPERTY



Directions
W23 Y16A

BER
BER C1

Viewing
By appointment only

Coonan
PROPERTY

Contact information:

Mick Wright
T: 01 628 8400
E: 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
T: 01 505 2718
E: admin@coonanmortgage.com

coonan.com