



88 The Drive, Castletown, Celbridge, Co. Kildare

- Coonan Property present a spacious 4 bedroom detached home extending 127.3 sq m sitting on generous grounds
- Accommodation comprises hallway, guest w.c., living room, kitchen/dining room, second lounge area, utility room, five bedrooms, en-suite and family bathroom
- Approached by a generous driveway the property benefits from mature boundary
- hedging and an additional double-gated side entrance, offering excellent potential for
- further development, subject to planning permission (SPP)
- Located in a mature well-established estate in Celbridge and only a short walk to the Main Street and the historical Castletown House and Demesne
- Convenient to all local amenities including bus services, schools and shops including Tesco, Lidl & Aldi and within easy access of the N4/M4 road network

4 bedroom detached house extending to approx. 139.5 sq.m (1,502 sq.ft)

Guide Price:

€635,000

Private Treaty

Accommodation

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PROPERTY

Entrance
Hallway

3.3m x 3m

Composite front door, carpet flooring, hanging pendant light with shade and alarm panel.

Guest W.C.

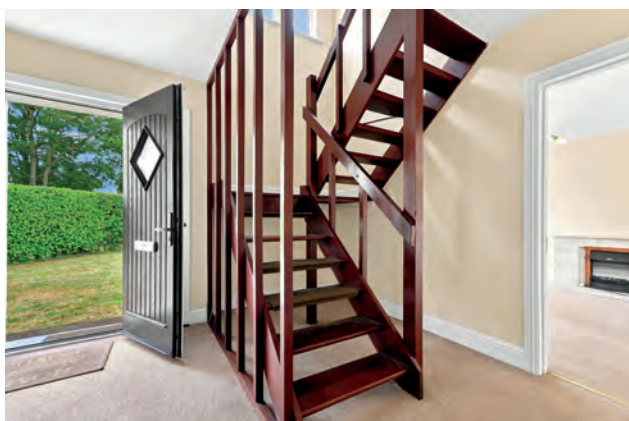
1.1m x 1.4m

Laminate flooring, hanging pendant light, window, w.c., w.h.b. with vanity unit and fitted mirror.

Living Room

3.4m x 6.5m

Carpet flooring, light fitting, electric fireplace with marble hearth and surround.



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Kitchen/
Dining Area

4.9m x 3.1m

Tiled flooring, hanging pendant light with shade shaker style floor to wall wood cabinets, tiled splashback, stainless steel sink and extractor fan.

Hallway

**2 1.5m x 2m,
0.9m x 4.9m**

Carpet flooring, hanging pendant light with shade and door leading to front garden.

Second
Lounge Area

3.9m x 3.9m

Carpet flooring and light fitting.



Accommodation

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Utility Room 2.6m x 2.2m

Tiled flooring, hanging pendant light with shade, fully plumbed with washing machine, stainless steel sink, floor to wall cabinets, thermostat and door leading to rear garden.

Landing 4.9m x 1.7m

Wood flooring on stairway, carpet flooring on landing, thermostat, hanging pendant light with shade and hot press with shelves.

Master Bedroom (Rear) 3.6m x 2.8m

Carpet flooring, hanging pendant light with shade and fitted wardrobes.



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En-suite **1.4m x 1.7m** Lino flooring, light fitting, window, shower cubicle, w.c., w.h.b. with fitted mirror and shaving light.

Bedroom 2 (Front) **3.4m x 3.3m** Carpet flooring, hanging pendant light with shade, fitted wardrobes with desk and fitted mirror.

Bedroom 3 (Front) **3.1m x 3.8m** Carpet flooring, hanging pendant light with shade and fitted wardrobes.



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**Bedroom 4
(Rear)**

2.6m x 2.4m

Carpet flooring, hanging pendant light with shade and additional storage space.

**Family
Bathroom**

1.7m x 2.3m

Lyno flooring, hanging pendant light, window, bathtub with tiled surround and Triton shower system, w.c., w.h.b. with fitted vanity unit, shaving light and access to attic space.

Garden

Lawn area, burner housed in blocked shed and additional blocked shed with light fitting.



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Additional Information:

Built in
PVC fascias and soffits

Items Included in sale:

Sold as seen.

Entrance Driveway:

Private front driveway with high mature bushes, lawn area, wide side entrance with wooden gates and outdoor light fitting.

Services:

Mains water
Oil fired central heating



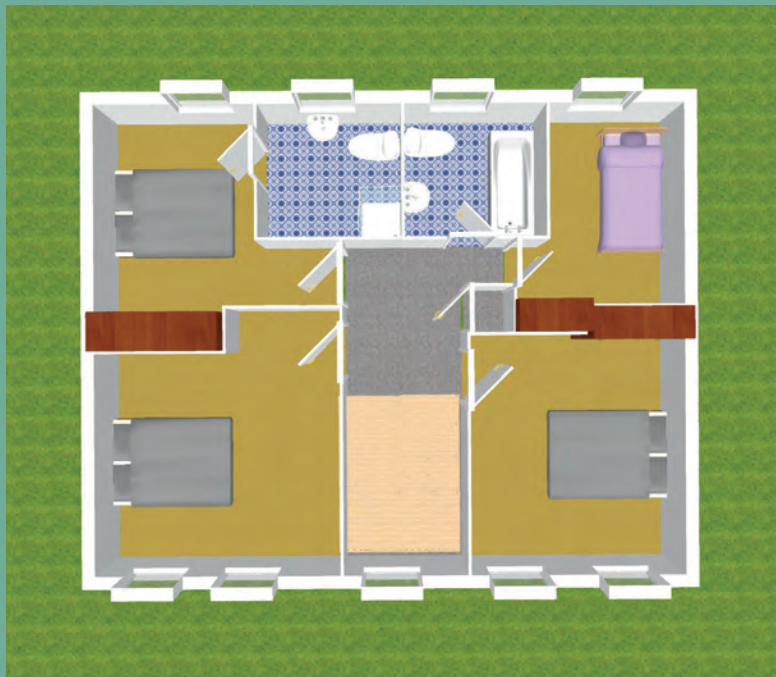
Accommodation

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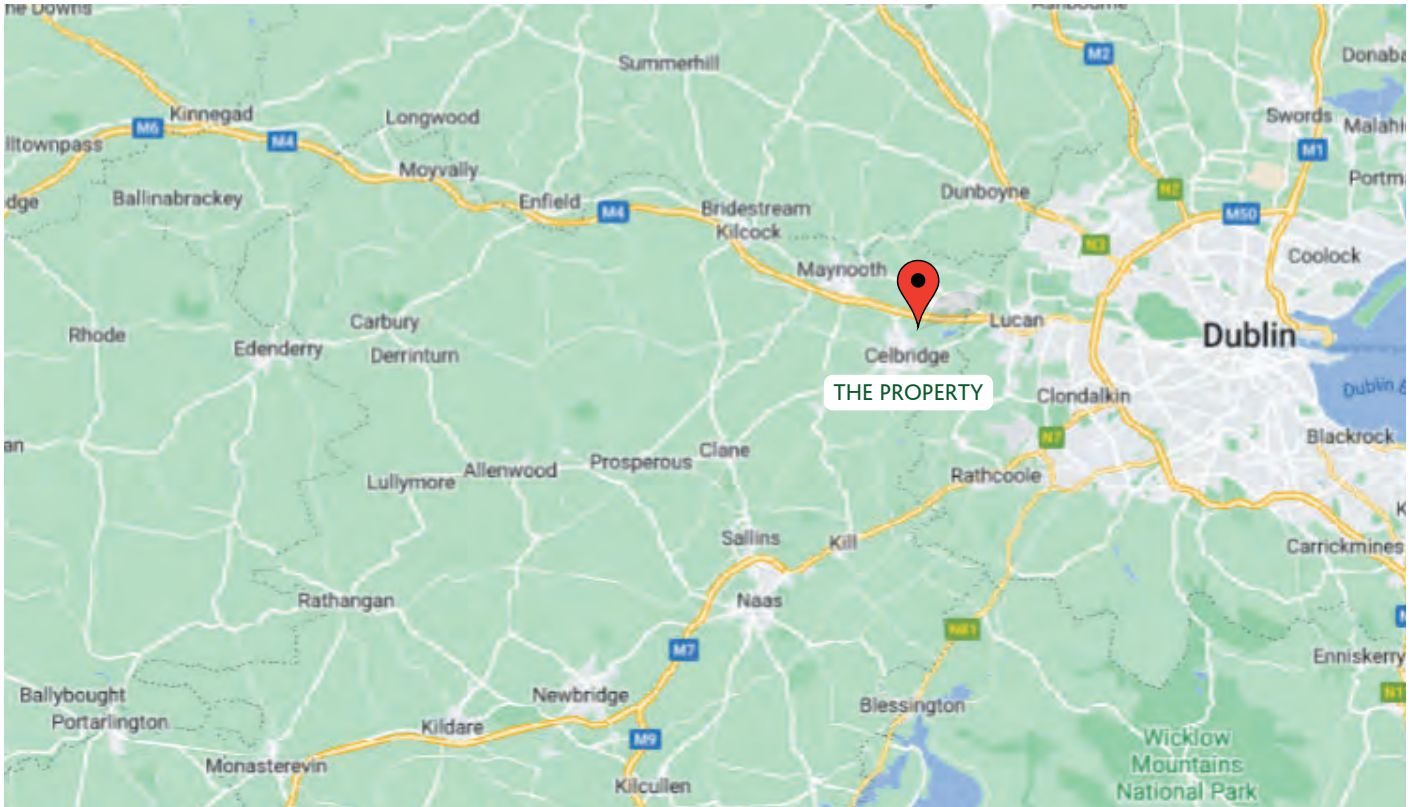
Floor Plans

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Directions

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Directions

W23 HW24

BER

BER C

Viewing

By prior appointment at any reasonable hour.

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