



Coonan
PROPERTY

Residential/Commercial Opportunity
Main Street, Celbridge,
Co. Kildare



Residential/Commercial Opportunity

- Two storey residential premises on site extending to approx. 0.6 acres (0.24 ha) with frontage to the River Liffey
- Exciting opportunity for the development of this prime town centre property suitable for residential or commercial uses
- Residence extends to approx. 1,733 sq.ft. (161 sq.m.) and comprises entrance hallway, 2 reception rooms, kitchen/dining room, 3 bedrooms and main bathroom
- Gated vehicular access to the side of the property
- Land to the rear extends to over 80m with numerous outbuildings offering huge potential to further develop subject to planning permission
- Located in the heart of Celbridge town centre opposite St. Patrick's Church with all amenities including public transport, shops and schools just a short walk away
- Zoned - Town Centre in the Celbridge Local Area Plan 2017 - 2023
- Ideally located in the centre of Celbridge, a town with proven residential commercial demand

For Sale by Private Treaty
Guide Price: €650,000

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Accommodation

GROUND FLOOR

Entrance Hallway

6.86m x 1.82m

Reception Room 1

3.85m x 5.94m

Reception Room 2

3.43m x 4.42m

Inner Hallway

6.29m x 1.05m

Kitchen

5.96m x 5.3m



Accommodation

FIRST FLOOR

Landing

1.62m x 4.24m

Master Bedroom

4.3m x 5.4m

Ensuite

1.26m x 2.72m

Bedroom 2

3.58m x 2.91m

Bedroom 3

3.52m x 3.48m

Bathroom

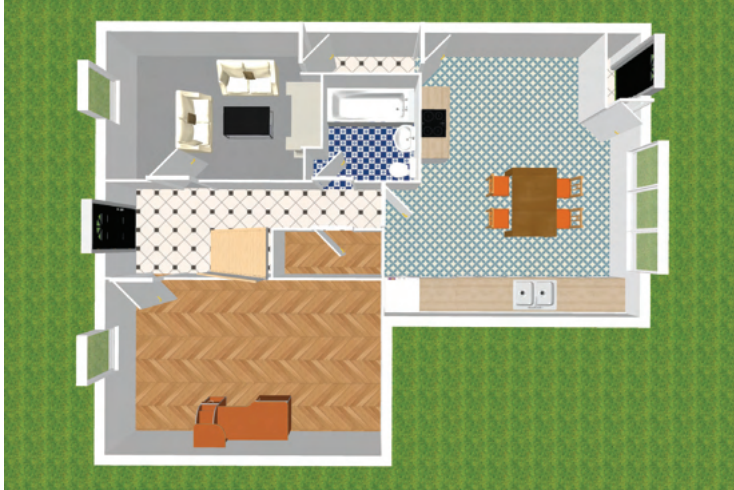
3.9m x 1.65m



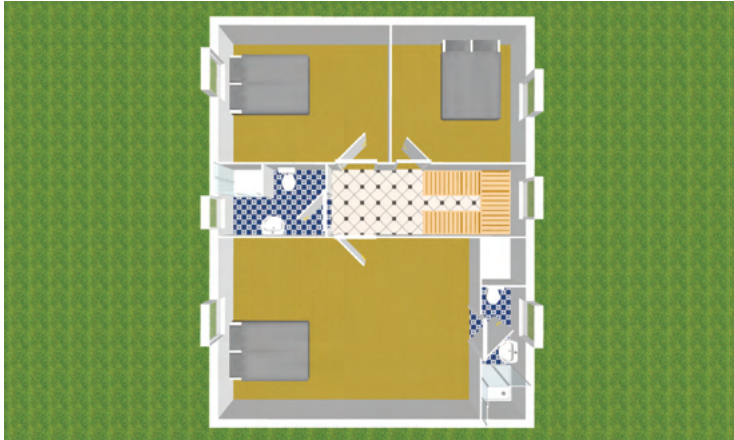


FLOOR PLANS

Gross internal floor area
approx. 1,733 sq.ft. (161 sq.m.)



Ground Floor



First Floor

Garden

Garden is over 80m long with a number of stone outbuildings in need of renovation



Additional Information

Gross internal floor area approx. 1,733 sq.ft. (161 sq.m.)

Overall site area approx. 0.6 acres (0.24 ha)

Gated side access

3m ceilings

Services

Mains water

Oil fire central heating





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PROPERTY

DIRECTIONS

Eircode: W23 P6H2

BER RATING

Exempt

VIEWING

By appointment only

CONTACT INFORMATION

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