

# For Sale

Asking Price: €365,000

**Sherry  
FitzGerald**  
Brady O'Flaherty



195 The Grove, Celbridge,  
Co Kildare, W23 RK54

[sherryfitz.ie](http://sherryfitz.ie)



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Virtual Viewings being offered by our Agent please call or email to enquire.

Sherry FitzGerald Brady O'Flaherty are delighted to present this detached family home in this much sought-after location. No 195 is situated along a tree lined development and located in a quiet cul-de-sac location.

The property offers spacious living accommodation with a living room, separate dining room, guest wc, a kitchen/breakfast room and a conservatory which leads to a generous c.80ft long south/west facing rear garden and a garage. On the first floor there are good sized bedrooms 4 bedrooms, a wc and a separate bathroom.

A unique opportunity to acquire a detached property in this wonderfully set location being only 600m from Celbridge Village with café's, restaurants and shopping facilities on offer, along with access to public transport bus routes and train station providing a direct links to the City Centre. Sport enthusiasts are also well catered for with G.A.A. golf, rugby and tennis clubs all close by. This stunning property will not disappoint extending to a very spacious 1490 sq ft (138.42 sq m). Although some updating is required the property offers potential buyers a fantastic opportunity to acquire a family home that provides spacious living area and potential to convert the garage.



## Special Features & Services

- Four-bedroom home
- Detached
- Large living space
- Oil fired central heating
- uPVC windows
- South west facing rear garden
- c.80ft long rear garden
- Garage
- House size: extending to c.138.42 (1490 sq.ft) including garage.
- BER: E2
- Built in 1978

## Accommodation

**Entrance Hall** 5.19m x 1.72m (17' x 5'8"): With carpet flooring. Understairs storage press and WC off same. Door leading to garage area.

**Living Room** 5.19m x 2.97m (17' x 9'9"): Large bright window, feature fireplace with cast iron surround and polish granite hearth, gas fire inset. Carpet flooring and double doors to dining room.

**Dining Room** 3.57m x 2.97m (11'9" x 9'9"): With, large window to rear (conservatory) and carpet flooring. Door leading to kitchen.

**Kitchen / Breakfast Room** 7.18m x 3.56m (23'7" x 11'8"): Large family kitchen with fitted oak wall and floor units. Velux window providing maximum light. Tiled splashback. Breakfast bar separating kitchen, dining/living area, with carpet flooring.

**Conservatory** 4.63m x 2.44m (15'2" x 8'): With lino flooring and access to rear.

**Shower Room / WC** 1.32m x 2.31m (4'4" x 7'7"): Fully tiled WC with WHB.

**Garage** 3.43m x 2.31m (11'3" x 7'7"): With concrete floor. Shower room off same. Rear enclosed porch with door to rear.

## First Floor

**Bedroom 1** 3.57m x 3.06m (11'9" x 10'): With built-in wardrobes and carpet flooring.

**Bedroom 2** 2.69m x 2.94m (8'10" x 9'8"): With storage press and carpet flooring.

**Bedroom 3** 3.58m x 2.37m (11'9" x 7'9"): With fitted wardrobe and carpet flooring.

**Bedroom 4** 2.67m x 2.32m (8'9" x 7'7"): With built in wardrobes and carpet flooring.

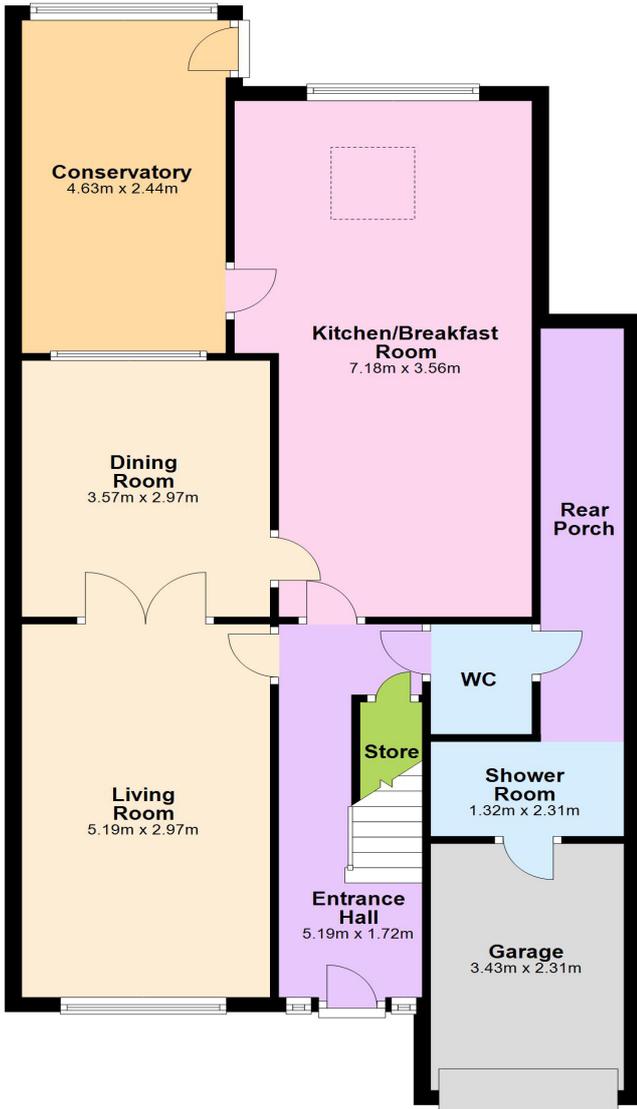
**Bathroom** 1.51m x 2.37m (4'11" x 7'9"): Complete with full bath, WC, WHB and electric shower.

**WC** With WC, WHB. Fully tiled.

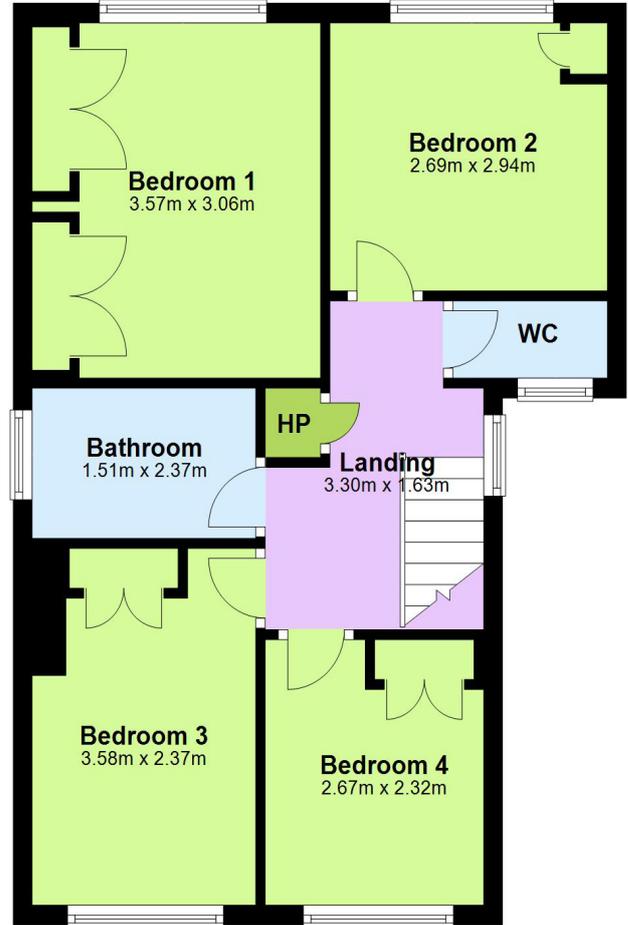
**Outside** To the front there is a driveway with ample parking to front for 2/3 cars, bordered by hedging and mature shrubs. The very private south west facing rear garden is bordered by mature trees and shrubs, lawned and not overlooked (c.80ft long).



## Ground Floor



## First Floor



### NEGOTIATOR

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