

GLEANN BHARR

Bungalow on C. 0.52 Acres
2 Liffey View | Celbridge | Co. Kildare
W23 FEK8

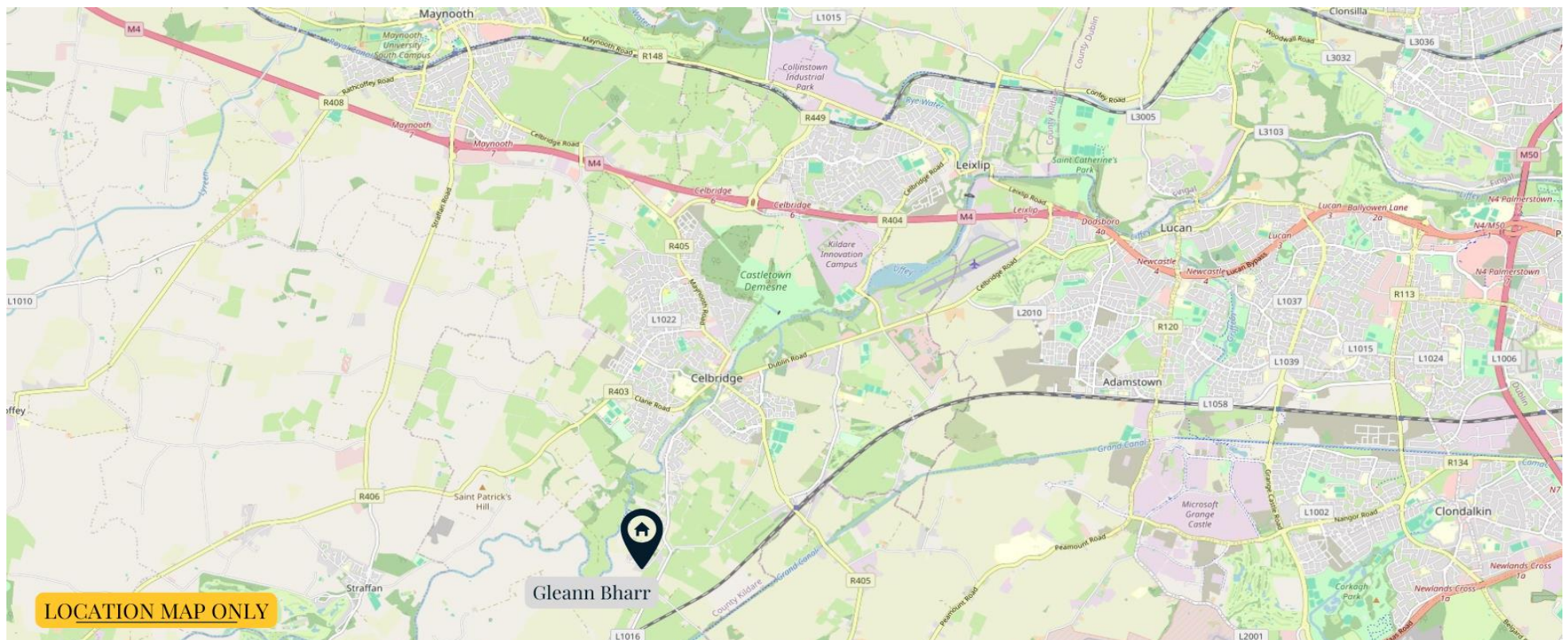


LOCATION

Situated just off the Ardclough Road in a cul de sac, small private development of one-off residences, only 5-minutes' drive from the village of Celbridge and close to the canal side village of Ardclough with its vibrant GAA complex, Primary School and of course the delightful Grand Canal Blueway Walking Trail, which is wonderful amenity for all the family.

There are myriads of other sporting and recreational pursuits in the surrounding areas, from Golf, Equestrian, fishing & water sports. The list is endless. Neighbouring towns and villages include Lucan, Naas, Straffan, Kill, Newcastle, Clane, while the vibrant university town of Maynooth is just over a 15-minute drive.

Dublin City is within easy commuting distance via both M7 & M4 motorways or by rail from nearby Hazelhatch Station. Celbridge itself provides a wealth of amenities and services with excellent shopping, schools & trendy eateries, all set against the backdrop of the magnificent Castletown Houses & Grounds.



DESCRIPTION

J P & M Doyle are delighted to bring to the market this fine one-off opportunity to acquire a wonderful, detached five-bedroom bungalow. The Property itself is set on a wonderful extensive mature private landscaped site, set on c. 0.21 Hectares / 0.52 acres with ample car-parking area to the front, together with an abundance of lovely well-established trees, rows, shrubs & plants affording a colourful array all year round.

The residence extends to c.192.86 Sq. m / 2,076 Sq. ft, and was built in c.1975, the property offers an exciting opportunity for full modernisation, allowing The discerning buyer to create a tailored family home to their own tastes. Briefly comprises of Entrance Porch, Hallway, Corridor, Guest Lavatory, Closet, Living Room, Dining Room, Bathroom, Kitchen, Library / T.V Room, five Bedrooms, two with En-Suite & one with Lavatory, Utility area, Rear Porch, Outside front and rear lawned Garden with mature tree and shrubs, patio, boiler room, hardcore driveway.



Porch	2.22m x 3.15m	Features tiled flooring.
Entrance Hallway	3.42m x 2.5m	
Closet	0.8m x 2.08m	
Corridor	1.05m x 12.37m	
Living Room	5.09m x 4.1m	Features open fireplace & ceiling coving.
Dining room	6.4m x 3.16m	Features ceiling coving.
Bathroom	3.29m x 2.06m	Features tiled Flooring, walls and hot-press storage.
Kitchen "L-shaped"	5.71m x 3.41m & 2.04m x 0.89m	Features oil fired Stanley cooker & boiler, floor & wall storage units, tiled walls.
Library/ T.V Room	4.89m x 4.41m	Features solid fuel stove with tiled fireplace & fitted book storage unit.
Rear Porch / Utility Area	1.7m x 2.67m	Features tiled floor corrugated PVC roof.
Bedroom 1.	2.95m x 2.93m	
En-suite	2.88m x 1.11m	Features W.C, W.H.B & Shower.
Bedroom 2	4.27m x 3.42m	
Guest Lavatory	2.01m x 2.36m	Features W.C, W.H.B & tiled floor. accessed from hall & Bedroom 2
Bedroom 3	3.63m x 2.9m	
Bedroom 4	3.41m x 3.38m	
En-Suite	1.55m x 1.42m	Features W.C, W.H.B, Shower with Triton electric shower T70, tiled walls.
Bedroom 5	5.8m x 3.01m	















GROUND FLOOR PLAN

* For Illustration Purposes Only, Not to Scale.

FOR SALE BY PRIVATE TREATY

GUIDE PRICE:

€650,000

BER: E1

BER No: 118564483

Energy

Rating: 328.45kWh/m²/yr

SERVICES:

Mains Water

Septic Tank

Electricity

Oil-fired central heating

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