

Residential

Coonan
PROPERTY



7 Celbridge Road, Leixlip, Co. Kildare

- Coonan Property are delighted to present a rare opportunity to acquire a unique semi-detached residence on a generous 1/3 acre site, just a short stroll from Leixlip town centre.
- Set on a large site with clear development potential—whether to extend the current home or construct an additional dwelling (subject to the necessary planning permission).
- Built c. 1922 and extended over time, the property now includes an entrance hallway, living room, sunroom, kitchen/dining area, three bedrooms, and a main bathroom.
- While the property requires renovation, it offers exceptional scope to create a superb family home in a prime location
- Ideally positioned just a 5-minute walk from Leixlip Main Street, with schools, shops, and public transport all within easy reach.
- Leixlip is well-connected, with nearby Louisa Bridge and Confey train stations, as well as quick access to the M4 for an easy commute to Dublin.
- A unique opportunity for buyers seeking a property with potential in a central and sought-after setting.

**3 bedroom semi-detached residence
extending to approx.
102 sq. m (1,098 sq. ft)**

Guide Price:

€495,000

Private Treaty

Accommodation

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Entrance
Hallway

3.7m x 1.95m

Pine flooring and light fitting.

Living Room

3.36m x 4.86m

Laminate flooring, open fireplace with tiled hearth and timber surround and double doors into a sun room.

Sun Room

3.9m x 2.57m

Three Velux windows, sliding doors to rear garden and door leading into inner hallway.



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Inner Hallway 0.9m x 2.06m

Laminate flooring, storage closet and door leading out to side of house.

Kitchen/Dining 7.21m x 2.47m

Laminate flooring, fitted wall and floor units, stainless steel sink, oven, hob, extractor fan, timber panelled ceiling, two light fittings and solid fuel stove.

Bedroom 3 2.94m x 2.8m

Ground floor with laminate flooring, cast iron fireplace, curtains, blinds and light fitting.



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Landing

2.87m x 1.8m

Attic access.

Bedroom 1

3.26m x 4.38m

Carpet, fitted wardrobes, hot-press, gas boiler, light fitting and blind.

Bedroom 2

2.9m x 2.8m

Carpet, curtains and blinds.



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Bathroom

Fully tiled, shower cubicle with electric shower, w.c., w.h.b., extrator fan, mirror with shaving light, shelving and light fitting.

Garden

Not overlooked to the rear, large cobble locked patio area, well maintained lawn and mature trees and plants.

Block built shed

Glass conservatory connected to shed with W.C.



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Additional Information:

Gross internal floor area approx. 102sq.m
(1,098 sq. ft)

Built c.1922

Owned by the same family since 1922

Steel shed

Outside tap

Outside lights

Patio area

Two steel sheds

Services:

Mains water

Gas fired central heating

Items Included in sale:

Fixtures & fittings.

Entrance Driveway:

Cobble locked driveway & lawn area,
mature hedging, trees and plants.



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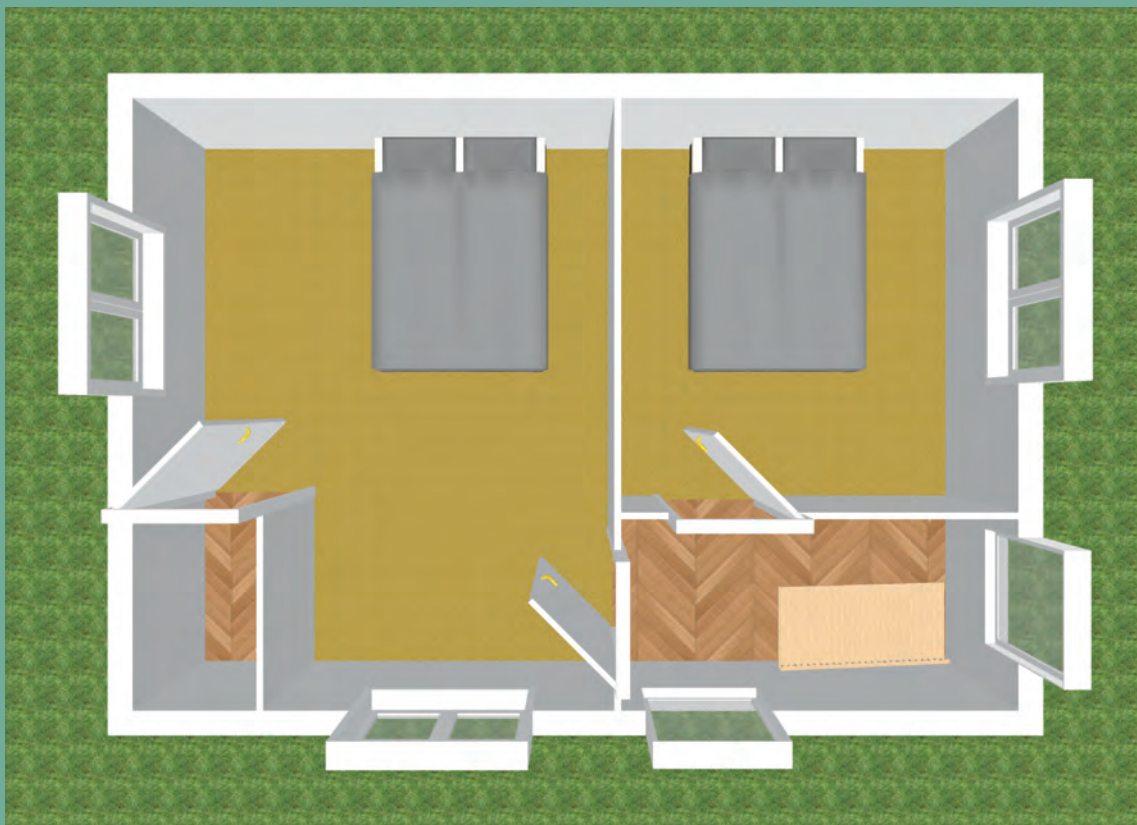
Accommodation

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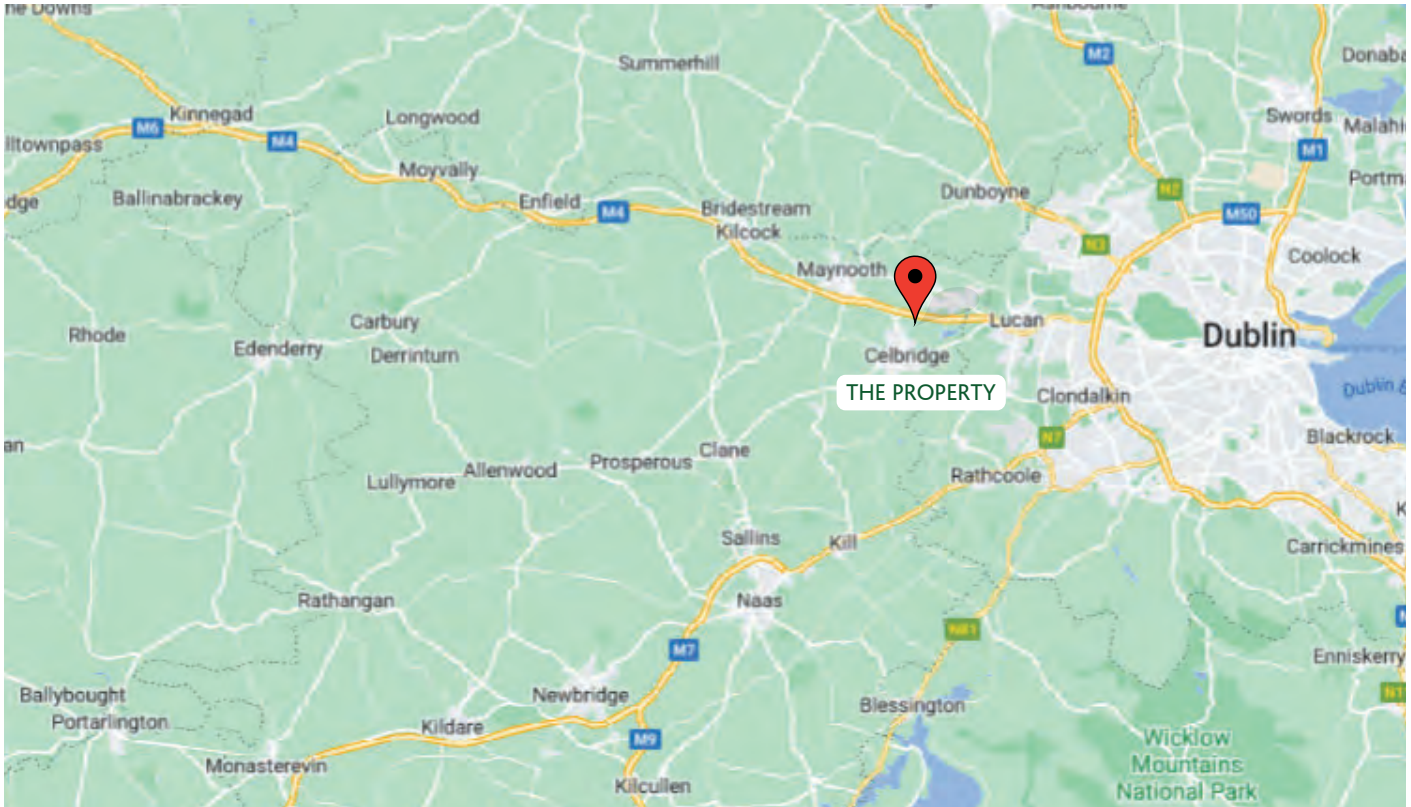
Floor Plans

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Directions

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Directions

W23 F890

BER

TBC

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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