



59 The Grove, Celbridge, Co. Kildare

- Coonan Property present a spacious, approx. 201sq.m, four-bedroom semi-detached family home with a fully self-contained one-bedroom annexe, in the heart of Celbridge.
- Situated in the highly sought-after 'The Grove' residential development, this impressive and versatile home offers an exceptional combination of spacious accommodation, superb flexibility and an enviable location just 300m from Celbridge Main Street.
- Ideal for modern family living, the main house offers generous, well-proportioned accommodation over two floors. Upstairs are three spacious double bedrooms, including a master bedroom with ensuite, together with a family bathroom. The ground floor offers further versatility with a fourth double bedroom/study, a bright south-facing living room with open fire, and a spacious open-plan kitchen, living and dining area with patio doors opening onto the south-facing rear garden – ideal for family life and entertaining. A guest W.C. and large integral garage complete the accommodation, providing valuable additional space & potential for a variety of uses.
- To the rear is a sunny south-facing garden with mature pear trees, while the generous front driveway provides off-street parking for two cars and potential for more if required.
- The property is ready to move into and enjoy immediately, while also offering excellent scope to modernise and create a home tailored to the purchaser's own style and needs.

PSRA No. 003764 coonan.com

**Spacious four-bedroom
semi-detached family
home with a fully
self-contained one-
bedroom annexe, in
the heart of Celbridge**

**Guide Price:
€545,000**

Private Treaty

Accommodation

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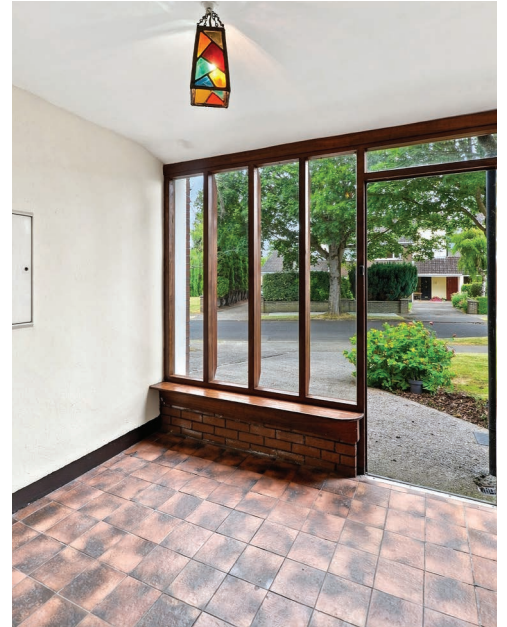
Driveway:

To the front, an extensive driveway provides off-street parking for two cars, with a front lawn.

Entrance Porch	2.63m x 2.48m	Tiled floor, light fitting, part-glazed door to the front and a further door through to the entrance hallway, forming a separate porch area.
Entrance Hallway	5.16m x 2.28m	Oak floor, coving, light fitting and useful storage under the stairs. Elegant wooden staircase with carpet runner rising to the second landing.
Guest W.C.	0.96m x 1.64m	Oak floor, w.c., w.h.b., window and light fitting.
Living Room	4.98m x 3.33m	South facing room to the rear of the house, overlooking the garden with open fire and solid oak floor, coving, curtain pole and light fitting.
Kitchen	5.58m x 2.72m	South facing to the rear of the house. Fitted wooden kitchen floor and wall units, tiled splashback, stainless steel sink and two light fittings. Fully plumbed, with double oven, hob and integrated fridge freezer. Lino floor covering.

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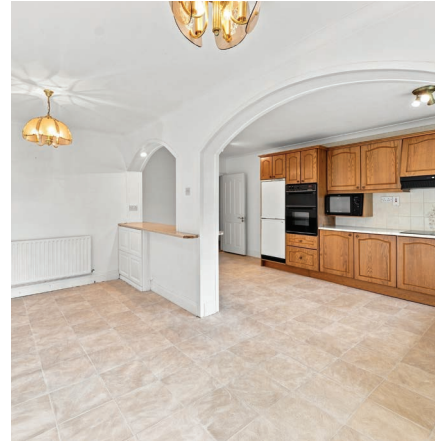
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Dining Room	2.76m x 4.96m	South facing with a double sliding door out to the rear garden and a further door to the covered side access & garage area. Lino floor covering, two light fittings.
Bedroom 4/Study	3.31m x 3.10m	Double bedroom/study to the front of the house, light fitting, carpeted floor.
Side Access (Garage to Rear Garden)	1.14m x 5.26m	Concrete floor providing covered access from the garage through to the rear garden.
Garage	5.00m x 2.93m	Concrete floor, roller shutter door and light fitting.
Landing	2.64m x 1.34m	Oak floor, coving, light fitting, hotpress and access to the attic (with fitted ladder).
Master Bedroom	4.36m x 3.26m	South facing double room, Oak floor, light fitting.
Ensuite	0.95m x 2.37m	Tiled and part-tiled floor and walls, shower cubicle, w.c., w.h.b., extractor fan and light fitting.
Bedroom 2	5.10m x 2.82m	South facing double room, oak floor, light fitting.
Bedroom 3	3.14m x 3.31m	Front facing double room, oak floor, light fitting.
Bathroom	2.43m x 1.84m	Tiled floor, part-tiled walls, bath, w.c., w.h.b. and radiator.



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Accommodation Self-Contained Annexe

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Self-Contained Annexe:

A fully self-contained unit to the side of the property with its own separate entrance and stairs.

Entrance Hallway	1.28m x 1.05m	Timber floor with stairs and carpet runner rising to the second landing.
Landing	2.10m x 1.67m	Solid pine floor.
Kitchen/ Living Room	4.59m x 4.09m	Solid pine floor with tiled flooring to the kitchen area, fitted floor and wall units and stainless steel sink. Fully plumbed, with oven, gas hob, fridge freezer, dishwasher, washing machine and a separate gas boiler.
Bedroom	3.65m x 4.08m	South facing double room, solid pine floor, double glazed windows to the rear, freestanding wardrobes and coving.
Bathroom	1.90m x 1.75m	Tiled floor, part-tiled walls, shower cubicle with electric shower and mirror, w.c., w.h.b., window, recessed lights and coving.

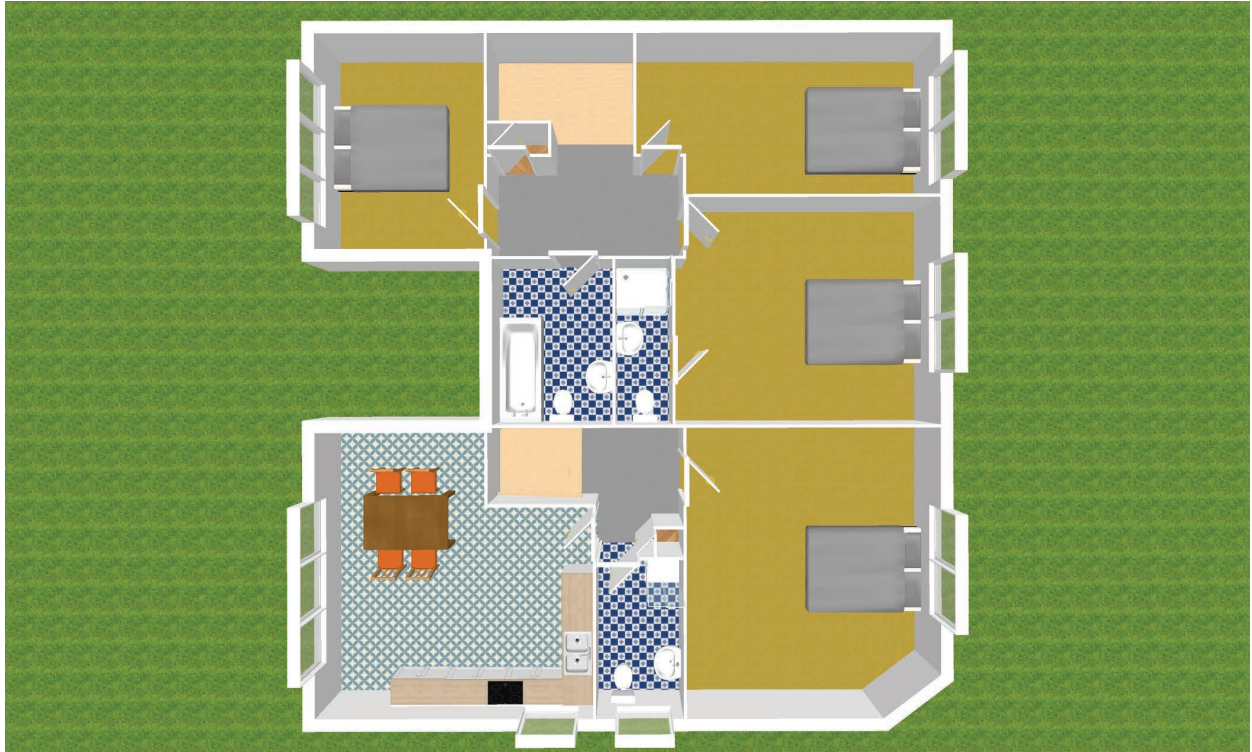
Accommodation Self-Contained Annexe

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Floor Plans

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Ground Floor



First Floor



Garden

South facing rear garden with mature pear trees, a patio area and a block-built shed (housing the heating system), enjoying a good degree of privacy.

Additional Information:

- Gross internal floor area approx. 201sq.m or 2,163 sq ft
- Built c. late 1970's
- Extended in late 1980's
- Access through garage directly to back garden
- Potential to extend the front driveway into lawn space
- Positioned beside a well maintained green area
- Just 5 minutes walk from Celbridge Town centre

Items Included in sale:

Double oven, hob and integrated fridge freezer in both the house and annexe.

Services:

- AMains water
- Oil fired central heating

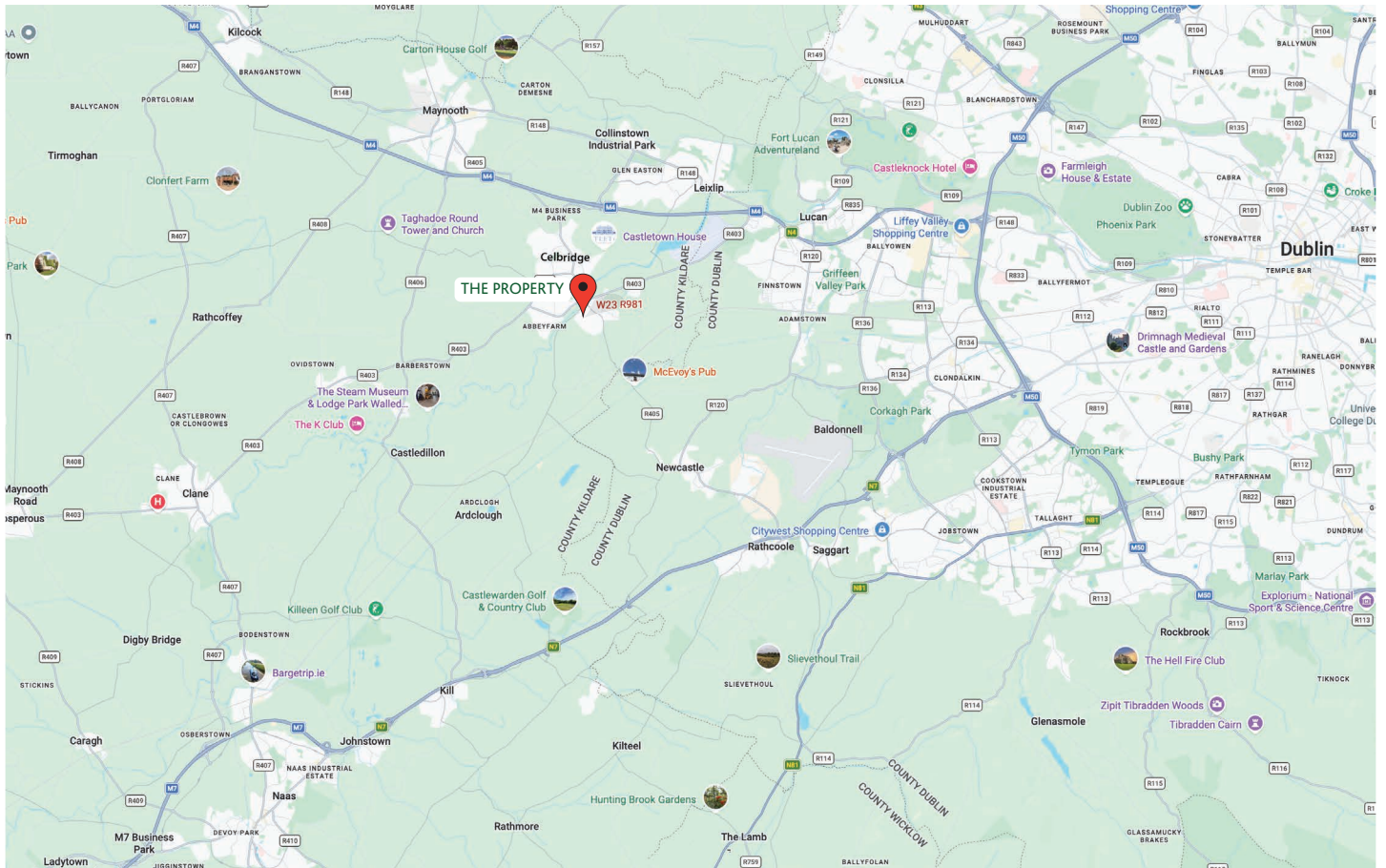
Garden

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Directions

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Directions
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Viewing
By appointment only

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