

Residential

Coonan
PROPERTY



1 Grattan Court, Clane Road, Celbridge, Co. Kildare

- Spacious four bedroom detached home extending 135.95 sq m/1453 sq ft
- Accommodation comprises of hallway, open plan living/dining room, family room, guest W.C., kitchen, utility room, four bedrooms, en-suite and family bathroom
- The impressive corner site features cobblelock driveway, two pedestrian entrances, well maintained front lawn and large rear garden with mature trees providing excellent privacy
- Situated overlooking a well-maintained green area, the property enjoys a safe and idyllic setting for families, with ample space for children to play
- A substantial family home in one of Celbridge's most established and desirable residential developments, comprising exclusively detached homes within mature and beautifully landscaped surrounds
- Grattan Court is ideally located within walking distance of schools, shops, sports clubs, and Celbridge Main Street
- Excellent transport links including bus services, Hazelhatch Train Station, and the M4 motorway are all easily accessible

**4 bedroom detached
house extending to
approx. 136 sq.m
(1,453 sq.ft)**

Guide Price:

€695,000

Private Treaty

Accommodation

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Entrance
Hallway

1.11m x 4.78m

Fully carpeted, with coving, cornicing and light fittings.

Guest W.C.

1.00m x 1.97m

Lino flooring, with w.c. and w.h.b.

Living/
Dining Room

3.69m x 8.78m

Fully carpeted, with double doors leading from the hallway, a further door to the kitchen and a sliding door opening onto the patio and rear garden. Complete with coving, cornicing and light fitting, wood panel doors with stained glass panels, and a feature fireplace with gas fire insert which can be converted to a solid fuel fire, with a flue in place.



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Family Room **2.35m x 4.71m**

Newly varnished hardwood flooring and blinds.

Kitchen

3.55m x 5.42m
(incl. utility area)

Tile flooring throughout, with a fully fitted kitchen comprising gas hob, electric cooker, extractor fan, stainless steel sink and dishwasher.

Utility Room

1.70m x 2.02m

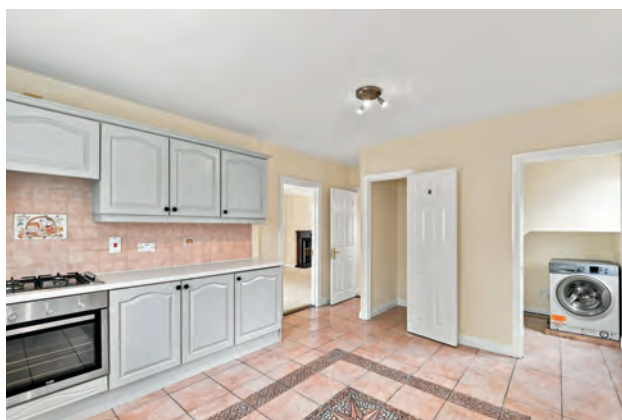
Plumbed for washing machine, with integrated shelving and additional sockets.



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Landing	2.97m x 1.61m	Fully carpeted, with access to the attic, light fittings, additional sockets and a hot-press.
Master Bedroom	4.77m x 3.29m	Carpeted throughout, with fitted wardrobes nearly the full width of the room.
En-suite	2.20m x 1.06m	Lino flooring, with w.h.b., w.c. and Mira electric shower, complete with light fittings and blinds.



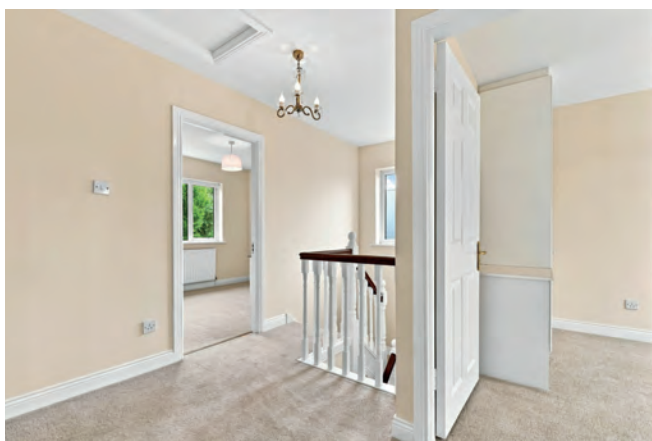
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Bedroom 2 **2.91m x 3.20m** Newly laid carpet, with fitted wardrobes.

Bedroom 3 **4.03m x 2.90m** Fully carpeted, with fitted wardrobes and a vanity desk with integrated mirror, complete with light fittings.

Bedroom 4 **3.70m x 2.52m** Fitted wardrobes with an integrated vanity desk and mirror, fully carpeted.



Accommodation



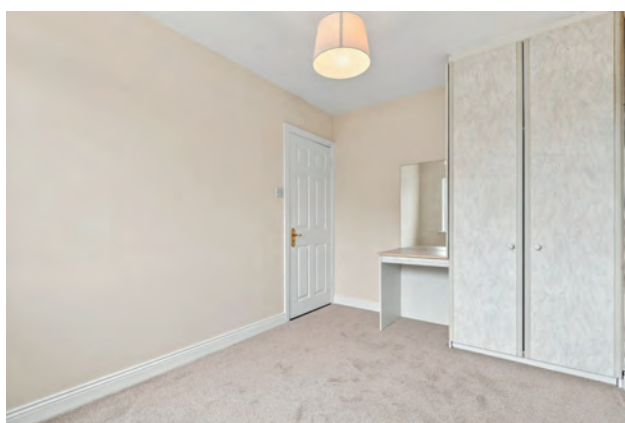
Family Bathroom

2.54m x 1.82m

Partial floor and wall tiles, with bath, w.c. and w.h.b.

Garden

Generous walled rear garden with mature planting, offering excellent privacy with no overlooking neighbours, and two pedestrian side entrances.



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Additional Information:

Built in 1996
Alarmed
Outdoor tap

Items Included in sale:

Oven, hob, extractor fan, dishwasher,
washing machine, light fittings.

Entrance Driveway:

Cobblelock driveway providing ample parking, with lawn to the front, enclosed by red brick walls with a pedestrian side gate and a further pedestrian entrance.

Services:

Mains water
Gas fire central heating



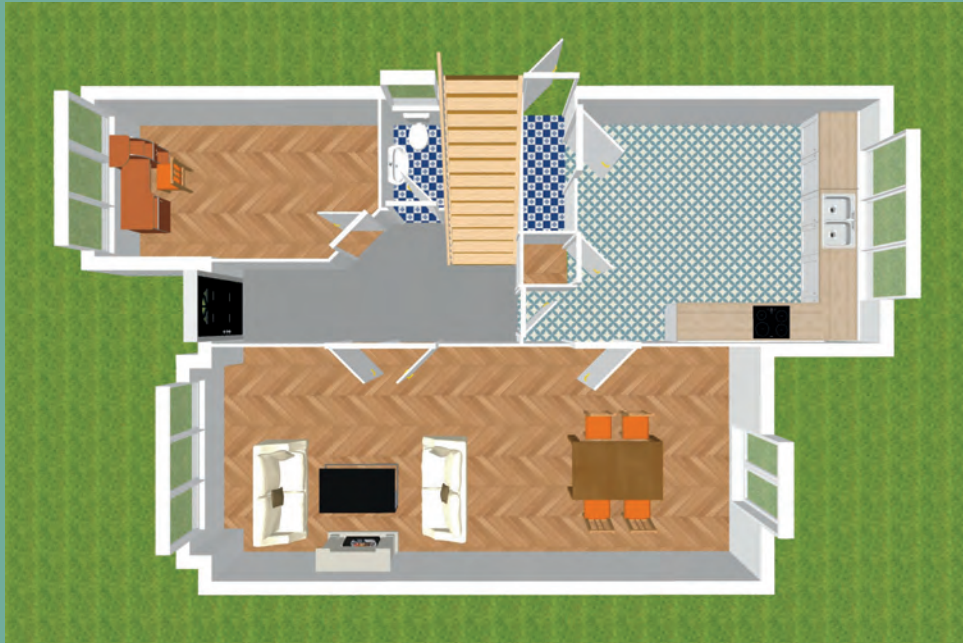
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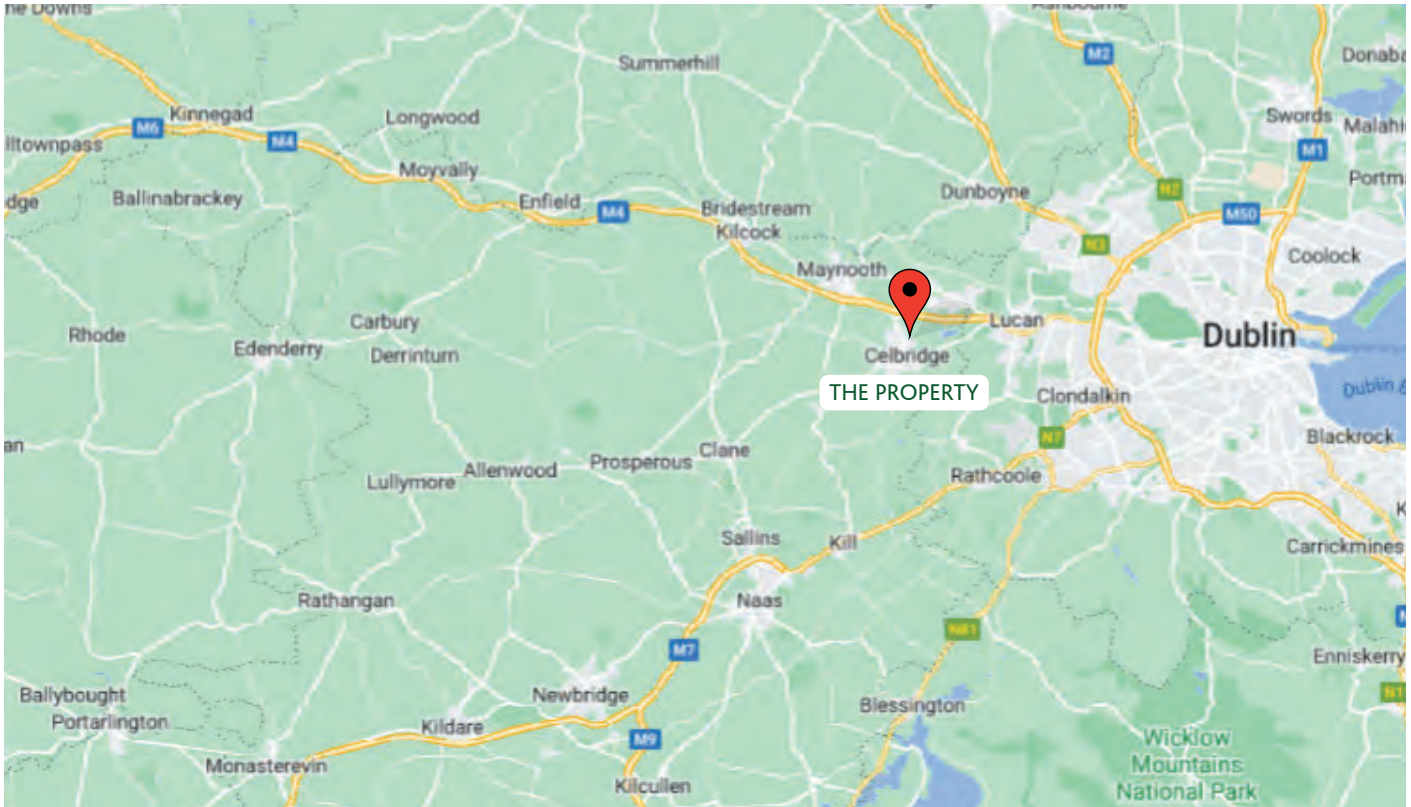
Floor Plans

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Directions

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Directions

W23 H278

BER

TBC

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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