

Residential

Coonan
PROPERTY



Killeenlea, Celbridge, Co. Kildare

- Coonan Property present a charming extended stone cottage on a generous 0.3-acre site, minutes from Celbridge Town Centre
- Approx. 215 sq.m of accommodation, currently arranged as two interconnecting homes with clear potential to create one substantial family residence or dual-living layout
- The original 1910 cottage retains period character and comprises hallway, living room, utility, kitchen/dining, three bedrooms and family bathroom
- The extension offers a separate entrance, kitchen/dining room, master bedroom with ensuite, and a large converted attic divided into three rooms including a small w.c
- The flexible layout also lends itself to multi-generational living or potential rental income
- Set behind stone walls with a spacious gravel driveway and a large, private rear garden laid mainly in lawn with sandstone patio and steel shed
- Idyllic edge-of-town setting with open countryside to the rear, yet within walking distance of schools (600m), bus stops (400m) and Celbridge's many amenities
- An ideal opportunity for families seeking space, privacy and character living outside an estate while remaining close to town

**4 bedroom home
extending to approx.
215 sq.m (2,314 sq.ft)**

**Guide Price:
€645,000**

Private Treaty

Accommodation

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Original House:

Entrance
Hallway

1.57m x 1.67m

Lino flooring, light fitting and composite front door.

Living Room

4.8m x 4.6m

Carpet flooring, open fire place, hanging pendant light, storage understairs and fitted blind.

Kitchen

5.1m x 3m

Tiled flooring and splash back, fitted kitchen, stainless steel sink, fully plumbed, cooker, washing machine, fridge/freezer, recessed lights and fitted blinds.



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Storage Room **2.4m x 2.3m**

Lino, light shade and fitted curtains and blinds.

Landing **4.5m x 1.9m**

Carpet flooring from stairway and hanging pendant light.

Bedroom 2 **5.1m x 3.3m**

Lino flooring, cast-iron fire place, light shade, wall light, fitted curtains and blinds.



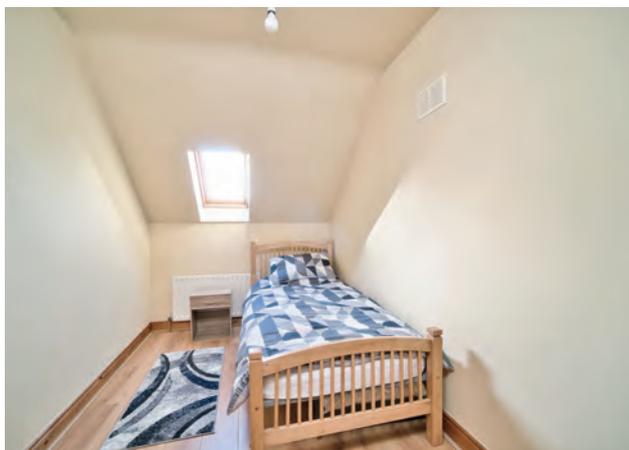
Accommodation

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Study **2.9m x 3.24m** Carpet flooring, hanging pendant light and a velux window.

Bedroom 3 **4.9m x 3.1m** Carpet flooring, hanging pendant light, fitted blinds, curtains and hot press with new hot water cylinder.

Family Bathroom **3m x 1.9m** Fully tiled, bathub with shower curtain, w.c., w.h.b., fitted mirror with shaving light, fitted blinds and an electric triton shower.



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Extension to original house:

Entrance
Hallway 1

3.4m x 1.51m

Tiled flooring, light fitting with shade, alarm panel and a composite front door.

Kitchen/Dining **3.2m x 6.7m**

Porcelain tiled flooring, shaker style fitted wall and floor units, tiled splashback, integrated double oven, electric hob, extractor hood, dishwasher, microwave, integrated fridge freezer, integrated wine rack, recessed lights, fully plumbed, venation blinds, extractor fan and double French door leading out to rear garden and curtains.

Living Room

3.8m x 3.9m

Hard wood flooring, light fittings, open fire place with granite hearth and timber surround, fitted blinds, curtains and double French doors leading to kitchen.



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Utility Room & Guest W.C
2m x 1.8m

Fully plumbed, w.c., w.h.b., hanging pendant light, fitted blinds and curtains.

Master Bedroom
4.2m x 3.1m

Laminate flooring, fitted wardrobes, hanging pendant light, fitted roller blinds and curtains.

En-suite
2.1m x 2.6m

Fully tiled, w.c., w.h.b., fitted mirror with shaving light, extractor fan, venetian blinds, shower cubical with an electric triton shower.



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Attic Room 1 **4.68m x 4.15m**

Laminate flooring in attic room and carpet flooring on landing, two velux windows and a hot press with shelving.

Attic Room 2 **2.1m x 4.2m**

Laminate flooring and velux window.

Attic W.C. **1.64m x 1.03m**

Fully tiled, w.c., w.h.b. and light fitting.

Garden

Sandstone patio area and lawn, steel shed with PVC fascias and soffits.



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Additional Information:

Gross internal floor area approx. 215.12 sq.m (includes converted attic)
Approx. 0.3 acre site
Original house built in 1910
Total converted attic area 37sq.m
Separate heating system for original and extended section
New boiler and hot water cylinder installed
Not overlooked to the rear

Services:

Mains water
Oil fire central heating
Biocycle Sewage treatment system

Items Included in sale:

Microwave, double oven, hob, both fridge/freezer appliances, dishwasher, cooker, washing machine and steel shed.

Entrance Driveway (extension to original house):

Stone wall surround, gravel driveway, mature hedging and trees.



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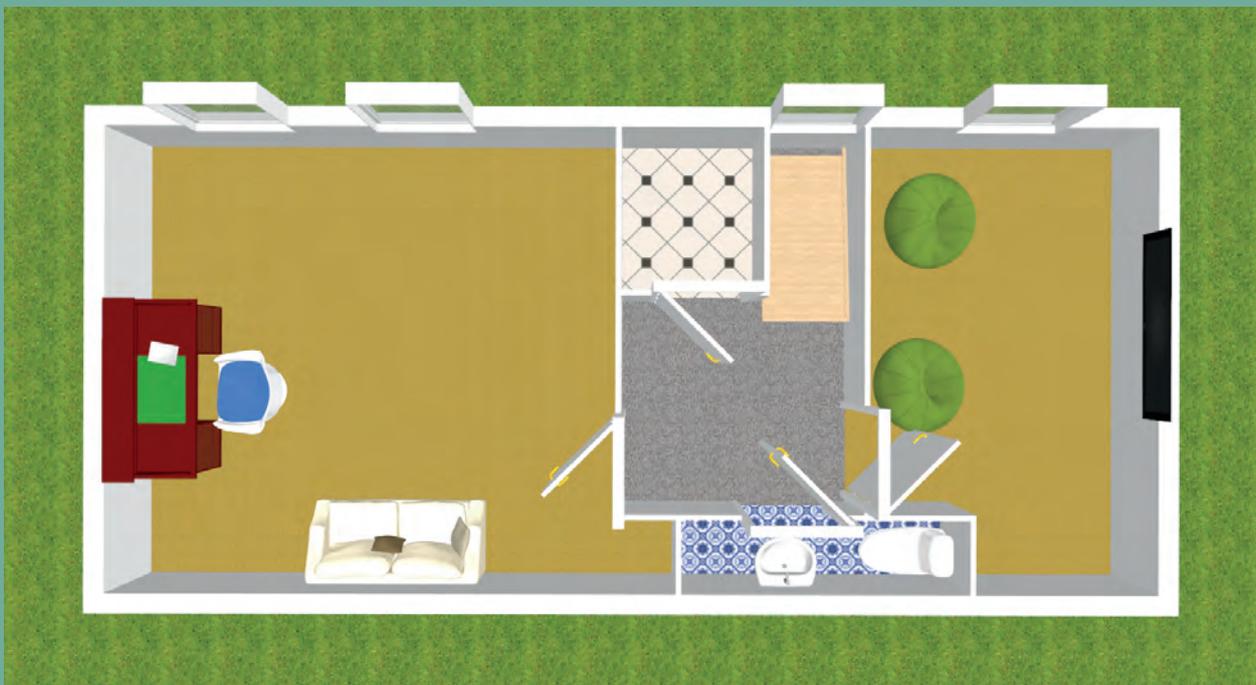
Floor Plans

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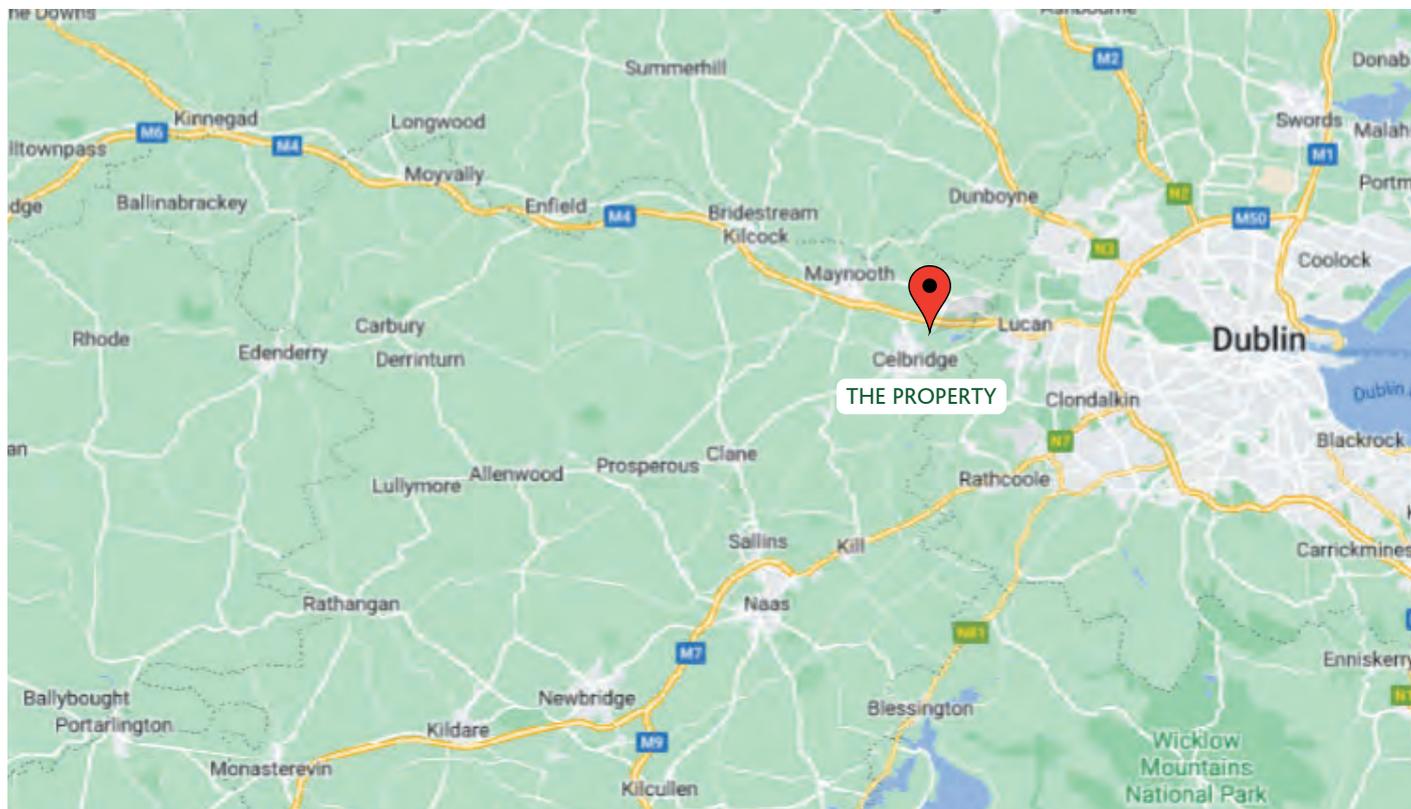
Floor Plans

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Directions

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Directions

W23 N8HE

BER

BER C3

Viewing

By prior appointment at any reasonable hour.

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