

For Sale

Asking Price: €495,000

**Sherry
FitzGerald**
Brady O'Flaherty



16 Castletown Grove, Castletown,
Celbridge, Co. Kildare, W23 W262

BER D1

sherryfitz.ie

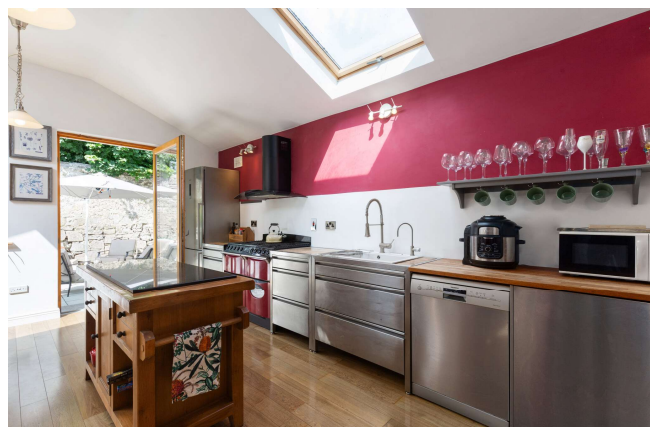


**** To bid on this property or book a viewing 24/7 please register on www.sherryfitz.ie****

Sherry FitzGerald Brady O'Flaherty welcome you to this deceptively large 3-bedroom home in Castletown Grove. Tucked away in this private cul-de-sac, this beautifully extended three-bedroom home blooms with warmth, charm, and thoughtful design. Offering 3 spacious bedrooms, 2 bathrooms, utility room and a generous living room that leads to an open-plan sanctuary where the kitchen, dining, and living areas flow seamlessly bathed in natural light and brimming with a welcoming energy that invites both relaxation and togetherness with an impressive feature solid fuel stove.

The heart of the home is the expansive kitchen-dining-living space: a contemporary canvas of sleek surfaces, generous proportions, and warm touches that reflect the care poured into every detail. Whether you're hosting lively dinner parties or enjoying peaceful mornings with coffee and birdsong, this space blossoms with versatility and soul.

Step through to the rear garden, and you'll discover a private oasis—a hidden garden retreat framed by greenery and mature planting. Perfectly secluded, it's an ideal setting for summer gatherings, quiet afternoons in the sun, or a gentle evening breeze among the blooms. Upstairs, three generous bedrooms and a refurbished family bathroom. Designed with everyday living in mind, this home combines space, comfort, and a quiet sense of retreat.



Special Features & Services

- Three bedrooms
- Semi-detached
- Quiet cul-de-sac location within the Castletown Estate
- Sought-after development
- Dual Central heating - Gas boiler and stove with back boiler.
- Private south-facing rear garden
- Largely extended to provide kitchen/dining/living space to rear
- Inclusions: Fixture, fittings, flooring, kitchen appliances.
- Built: 1978
- House Size: 115.27 (m2) (1238 sqft)
- BER: D1

Accommodation

Entrance Hall 4.24m x 1.94m (13'11" x 6'4"):

With composite front door and understairs storage. Laminate flooring throughout.

Living Room 7.21m x 3.70m (23'8" x 12'2"):

Large extended space with two floor-length windows. Feature fireplace with built-in stove. Coving to ceiling with ceiling rose. Solid wood flooring throughout. Archway leading into kitchen/dining/living area.

Kitchen / Lounge / Dining Room 6.42m x 4.80m (21'1" x 15'9"): Engineered flooring throughout, contemporary stainless-steel kitchen with solid wood countertop. incorporating a standalone gas range. Large fitted solid fuel back boiler stove (heats the property). Three VELUX windows providing maximum light. Wall lights. Patio doors opening out to the rear patio.

Utility Room 2.87m x 2.95m (9'5" x 9'8"):

Tiled flooring, Fitted presses with sink. Breakfast bar. Plumbed for WM and Dryer. (Former Kitchen)

Landing 1.95m x 1.94m (6'5" x 6'4"):

Carpeted stairs and landing.

Bedroom 1 4.14m x 2.91m (13'7" x 9'7"):

Carpet flooring. Front aspect.

Bedroom 2 2.87m x 3.79m (9'5" x 12'5"):

Carpet flooring. Fitted wardrobe. Rear aspect.

Bedroom 3 3.21m x 2.73m (10'6" x 8'11"):

Carpet flooring. Fitted press. Front aspect.

Bathroom 1.82m x 1.94m (6' x 6'4"):

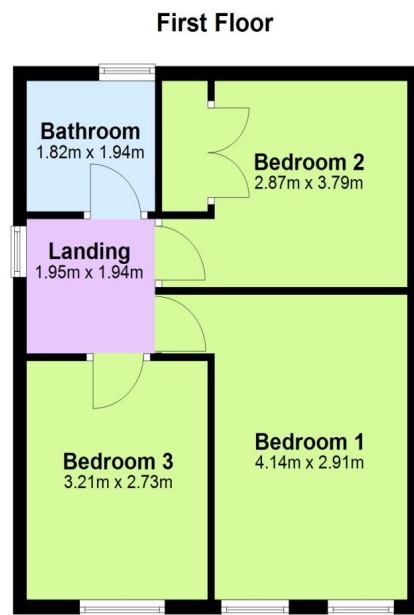
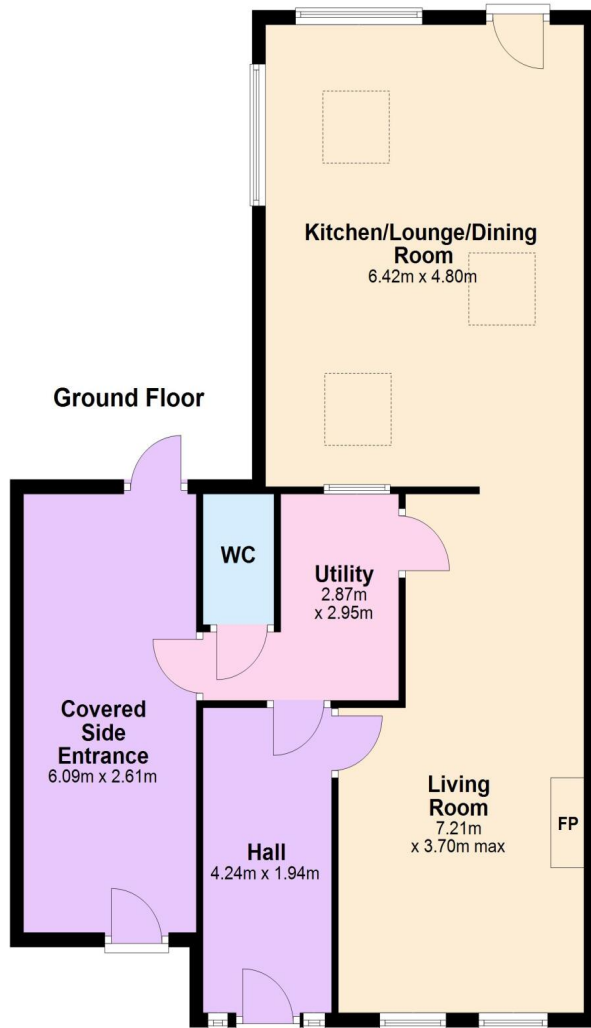
Contemporary bathroom with walk-in shower, WC and vanity WHB. Fully tiled and modernised. Attic access and hot press.

Outside

To the front there is a driveway with ample parking for two cars. Lawn and bordered by hedge and mature shrubs. There is an enclosed gated side entrance leading to a private west-facing rear garden. Enclosed side entrance provides additional storage.

The rear garden has a Patio area that is a private sanctuary with stone wall and rendered block-built wall to side and two sheds for additional storage.





NEGOTIATOR

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BER D1

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