

# Residential

**Coonan**  
PROPERTY



## St. Anne's, Main Street, Celbridge, Co. Kildare

- Coonan Property is delighted to present "St. Anne's", a landmark residential/commercial building, located on Celbridge Main Street
- A substantial three storey residence on a large site extending to approx. 0.22 acre's
- A substantial three storey residence extending to approx. 225 sq.m (2,422 sq ft) on a large site of approx. 0.22 acre's
- Built c.1700's and previously named "Celbridge House", the property has been home to AIB bank, a bakery and more recently a residential home
- Rear garden of approx. 0.20 acres with vehicular access offers off street parking and obvious development potential subject to necessary planning permission
- Internal accommodation briefly comprises entrance hallway, living room, kitchen, scullery (utility room), five bedrooms and main bathroom
- Land to the rear extends to 65m with a number of out buildings and side access via a right of way
- Zoned - Town Centre in the Celbridge Local Area Plan 2017 - 2023
- Thriving commuter town, 21 km west of Dublin with nearby multinational employers and the university town of Maynooth just 10 minutes away

Residential/  
Commercial property  
extending to approx.  
225 sq.m (2,422 sq.ft)

Guide Price:  
**€695,000**

Private Treaty

# Accommodation

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Entrance  
Hallway

**2m x 5m**

Entrance hall with solid wood floors, 2.7m high ceiling, cornice and coving.

Living Room

**3.1m x 7.1m**

Feature bay window, tiled fireplace and solid wood flooring.

Kitchen

**3.3m x 3.6m**

Fitted wall and floor units.





# Accommodation

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Scully  
(Utility Room)

2.5m x 2.2m

Door to back garden.

Master  
Bedroom

3.9m x 6.3m

Wooden floors and cast-iron fireplace.

Bedroom 2

3.9m x 6m

Cast iron fireplace and two windows.



# Accommodation

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Bedroom 3      3.2m x 3.3m

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Bedroom 4      3.2m x 6.3m

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Bedroom 5      2.5m x 2m

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Bathroom      2.9m x 2.2m



# Accommodation

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## **Additional Information:**

Gross internal floor area approx. 225 sq.m  
or 2,422 sq.ft

Huge commercial/residential development  
potential

Prime main street location

Right of way gated entrance to the  
property from King's archway

Potential for further  
residential/commercial development

## **Services:**

All services connected

## **Zoning and Planning:**

Town Centre in the Celbridge Local Area  
Plan, 2017 – 2023 - To protect, improve  
and provide for the future development of  
town centres.





# Accommodation

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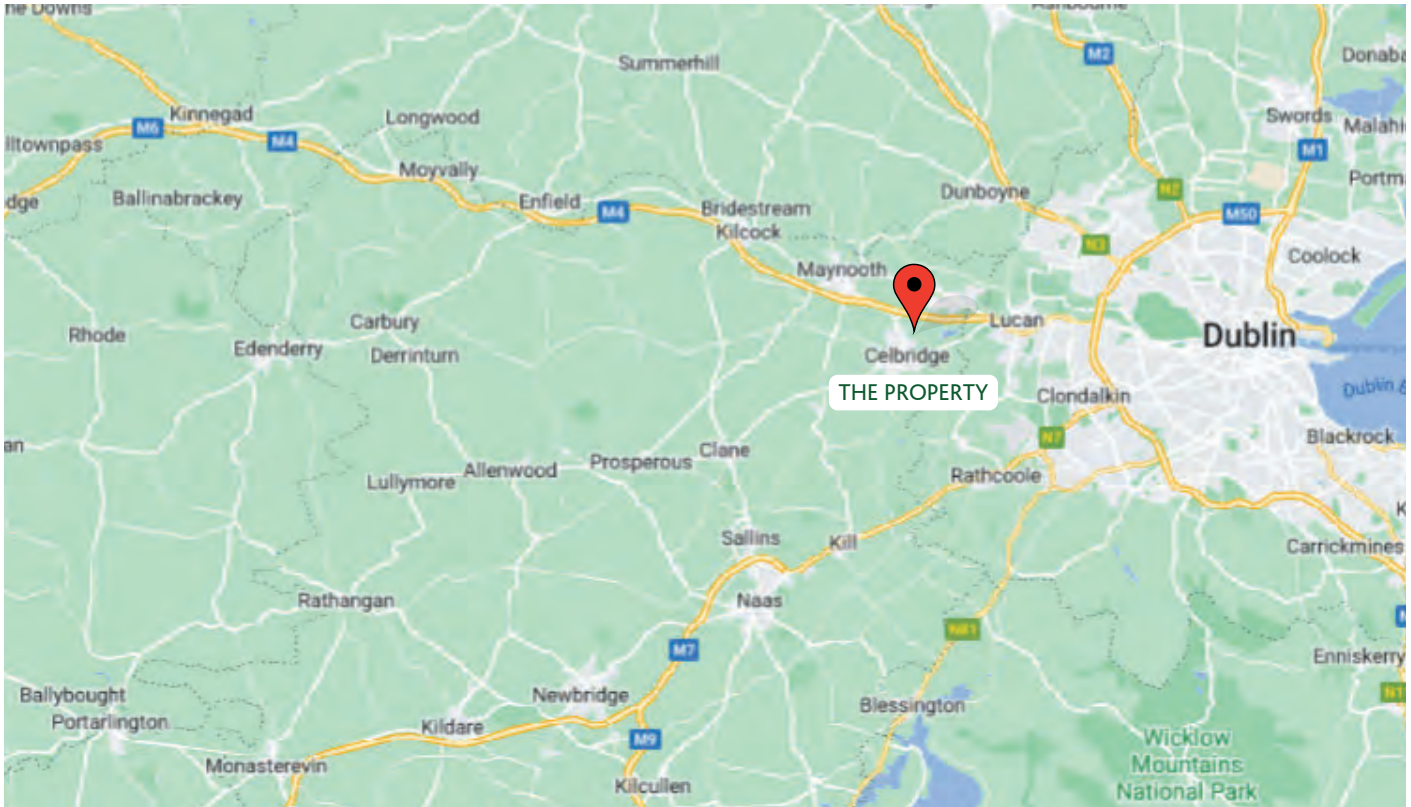
# Floor Plans

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# Directions

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## Directions

W23VP94

**BER**

**BER F**

## Viewing

By prior appointment at any reasonable hour.

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BER NO: 106442593  
Performance indicator:  
417.56 kWh/m2/yr

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FINANCIAL GROUP

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