

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.



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**Scullery
(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.



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Bedroom 3 **3.2m x 3.3m**

Bedroom 4 **3.2m x 6.3m**

Bedroom 5 **2.5m x 2m**

Bathroom **2.9m x 2.2m**



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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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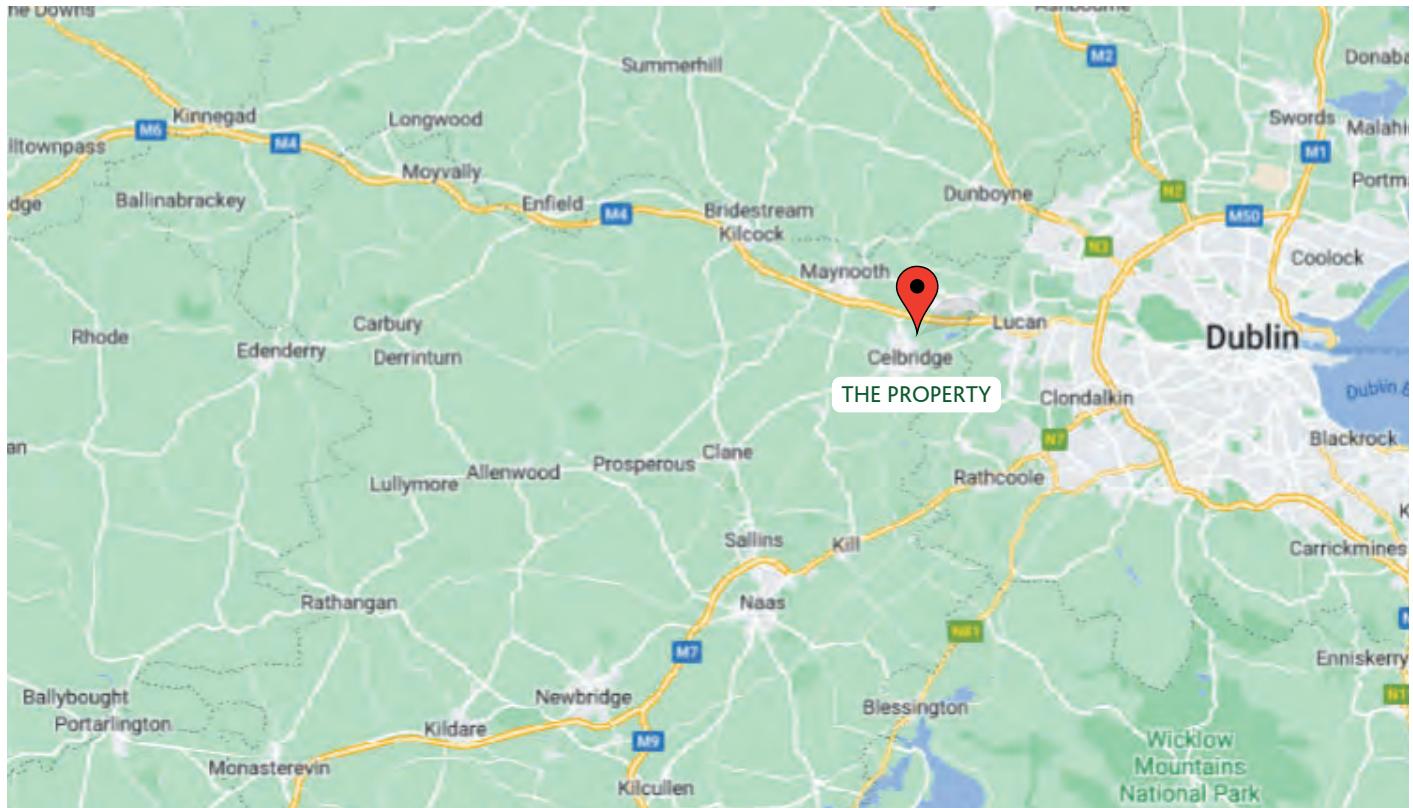
Floor Plans

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Directions

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Directions

W23VP94

BER

BER F

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BER NO: 106442593

Performance indicator:
417.56 kWh/m²/yr

Viewing

By prior appointment at any reasonable hour.

Contact Information:

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