

**TO MAKE AN APPOINTMENT**

Please call our Team Lorraine Mulligan, REMAX Results. Please do not call our Senior Negotiators as they do not control the diaries our Administration Team do. **TEL: (01) 627 2770/ (01) 628 3660**

**TO MAKE AN OFFER FOLLOW THESE 8 SIMPLE STEPS**

Please note that we pride ourselves in the best of customer care and complete transparency and we are delighted to introduce you to our online, 24 hours a day, 7 days a week, transparent bidding platform. It's very simple to log your bid on any of our properties. Please follow these 8 simple steps.

- Step 1. Log onto [www.homebidding.com](http://www.homebidding.com)
- Step 2. Click onto the property you are interested in.
- Step 3. Log in to view bids.
- Step 4: Register your interest and fill out the online form. Make sure that you click on 'Team Lorraine Mulligan, Celbridge' underneath the 'Property Selling Agent' dropdown.
- Step 5: In order to register your bid, we will need to see your Approval in Principle from your bank or evidence of funding if you are a cash buyer. Please send your proof of funds to [office@teamlorraine.ie](mailto:office@teamlorraine.ie) and we will enable you to bid.
- Step 6: Place your bid.
- Step 7: You will be kept informed of any other bids that go on the property via email.
- Step 8: We will let you know via email if your bid is accepted.

Please note that Team Lorraine Mulligan are passionate about customer service and pride ourselves on complete honesty and transparency with all our business dealings. Please note in accordance with Revenue and GDPR Compliance, we are required to retain all files for 7 years, these will be stored in a secure area.

**I WOULD LIKE TO BE KEPT INFORMED ON OTHER SIMILAR TYPE OF PROPERTIES THAT MAY BE LISTED WITH TEAM LORRAINE MULLIGAN OF REMAX RESULTS WHAT DO I DO?**

Please email specifically your details to [office@teamlorraine.ie](mailto:office@teamlorraine.ie). Please state your name, mobile and what type of property you are looking for, your preferred areas e.g. Lucan, Maynooth, Celbridge etc and the approximate budget you are trying to work within. We will then send you properties that are relevant to your requirements with a PowerPoint presentation of the photography and the description. If you are not receiving emails please let us know in case your details have not been loaded correctly. Please note that all our properties are listed on REMAX.ie, [teamlorraine.ie](http://teamlorraine.ie), [myhome.ie](http://myhome.ie) and [daft.ie](http://daft.ie).

*ALL OF THE ENCLOSED PARTICULARS ARE ISSUED BY LORRAINE MULLIGAN LTD. T/A TEAM LORRAINE MULLIGAN ON THE UNDERSTANDING THAT ALL NEGOTIATIONS ARE CONDUCTED THROUGH THEM. EVERY CARE IS TAKEN IN PREPARING PARTICULARS WHICH ARE ISSUED FOR GUIDANCE ONLY, AND THE FIRM DO NOT HOLD THEMSELVES RESPONSIBLE FOR ANY INACCURACIES.*

For any financial advice and mortgage arrangement that you may require in relation to the purchase of your new home, please contact Fogarty Financial in strictest confidence at our office (01) 627 2770

**EMAIL: [office@teamlorraine.ie](mailto:office@teamlorraine.ie)**  
**PRSA ID: 002196**

**Office: 01 627 2770/ 01 628 3660**

**Mobile No's: Lorraine 086 831 5305 / Lesley 0872540757 / Vikki 0879559499**

**143 Priory Square, St. Raphael's Manor, Celbridge, Co. Kildare. W23 A262.**



International award-winning Auctioneering Team for over 23 years, Team Lorraine Mulligan of RE/MAX Results proudly welcomes you to this excellent opportunity to acquire a superb two-bedroom end-of-terrace home. This special residence is ideally positioned overlooking a beautiful green area and in a quiet cul de sac. No. 143 is a highly appealing offering, combining a well-maintained home with a private and tranquil location.

**Offers in Excess of €345,000**



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 Websites [www.remax.ie](http://www.remax.ie) [www.teamlorraine.ie](http://www.teamlorraine.ie)

RE/MAX National No.1 Top Selling Agent & Office 2007-2017  
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**Team Lorraine Mulligan**  
**AWARD CATEGORIES**

**NATIONAL RE/MAX TOP SELLING AGENT 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007**  
**NATIONAL RE/MAX TOP OFFICE 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007**

## ACCOMMODATION DOWNSTAIRS ACCOMMODATION

ENTRANCE HALL:  
Light fitting, tiled floor.

LIVING/DINING AREA: 5.87m X 3.84m  
Centre Rose, light fitting, wall lights, coving, shelving, feature fireplace, curtains, blinds, carpet.

KITCHEN: 3.96m X 2.29m  
Light fittings, shelving, fitted kitchen, wall and floor units, extractor fan, four plate electric hob, oven, tiled splashback, stainless steel sink, area fully plumbed, dishwasher, fridge, washing machine, fuse box.

## UPSTAIRS ACCOMMODATION

LANDING: 1.23m X 0.39m  
Light fitting, attic access, hot press with shelving, safe, carpet on stairs.

BATHROOM: 2.83m X 2.54m  
Light fitting, Velux window, wall and floor tiles, WC, WHB, shelving, shaving light, fan, bath with handheld shower attachment, separate Triton T90i shower.

BEDROOM ONE: 3.59m X 3.28m  
Light fitting, curtains, fitted wardrobes with a mirror, carpet.

BEDROOM TWO: 3.98m X 2.58m  
Light fitting, curtains, fitted wardrobes, carpet.

## FEATURES – INTERNAL

Bright and well-proportioned accommodation throughout  
Spacious living/dining area with excellent natural light  
Fitted kitchen  
Two generously sized bedrooms  
Main bathroom  
Well-maintained interior

## FEATURES – EXTERNAL

Overlooking a lovely green area  
Highly private setting  
Located in a quiet cul de sac  
A sunny and warm southeast facing aspect  
Mature and established residential setting  
Not overlooked, offering excellent privacy



SQUARE FOOTAGE: 73.6sqm / 792.22sqft

HOW OLD IS THE PROPERTY: Built in C. 1999

FRONT GARDEN ORIENTATION: Southeast

BER RATING: C2 - 181.9 kWh/m<sup>2</sup>/yr

CO2 EMISSIONS INDICATOR: 23.28 kgCO<sub>2</sub> /m<sup>2</sup>/yr

BER NUMBER: 103392171

SERVICES: Main's water, Mains sewerage

HEATING SYSTEM: Electric heating

## EDUCATION

Celbridge is well served by excellent schools, making 143 Priory Square a strong choice for families.

Primary Schools

- Scoil Bhríde
- Scoil Mhuire
- St. Patrick's National School

Post-Primary Schools

- Celbridge Community School
- Confey College
- Maynooth Post-Primary Schools

Higher Education

Residents enjoy close access to Dublin city universities, including Trinity College Dublin, University College Dublin, and Technological University Dublin.

## SUMMARY

143 Priory Square enjoys a superb location in a well-established, family-friendly suburb of Celbridge. The area offers a perfect blend of suburban charm, modern convenience, excellent transport links, strong schools, and proximity to employment hubs.

With easy access to Dublin city, major motorways, shopping, and recreational amenities, this property provides an ideal lifestyle for families, professionals, and commuters seeking comfort, convenience, and community.

## DISCLAIMER

All information provided is for guidance only. While every care has been taken to ensure accuracy, prospective buyers should verify details independently. The agent and associated parties accept no liability for errors or omissions.

**RE/MAX NATIONAL TOP SELLING & LETTING AGENT**  
**2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014,**  
**2013, 2012, 2011, 2010, 2009, 2008, & 2007, Team Lorraine**  
**Mulligan invites you to view this Stunning home.**

- **INTEREST IS SURE TO BE STRONG**
- **VIEWINGS HIGHLY RECOMMENDED**

