

TO MAKE AN APPOINTMENT

To organize a viewing or to place a bid on this property go to www.teamlorraine.ie or scan the QR code on the photograph section of this brochure.

DISCLAIMER

Notice to all parties viewing this brochure

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2. Neither the Agent nor any member of staff has the authority to make representations or give warranties concerning this property on behalf of the vendor.
3. Every description, measurement, and reference to condition, permitted use, or occupation has been prepared in good faith and is believed accurate at the time of preparation. However, prospective buyers and tenants are advised to verify all such details independently through their own inspection or enquiries rather than relying on this brochure alone.
4. The Agent provides no warranty or covenant relating to the property. While familiar with its general appearance and layout, the Agent makes no claim to expertise regarding title or planning matters, and responsibility for confirming the sufficiency of such documentation rests entirely with the purchaser.
5. Confirmation of service availability — whether for current or intended use — is the responsibility of the purchaser. The Agent offers no guarantees or representations on this matter.
6. Boundaries, fences, hedges, walls, and ditches are not defined by either the vendor or the Agent, including any determination of party-structure status.
7. Should any conflict arise between the information in this brochure and the formal contract of sale, the contract of sale will take precedence.
8. References to "Vendor" and "Purchaser" throughout this brochure should be read as including "Lessor" and "Lessee," or "Landlord" and "Tenant," wherever the context applies.

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

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Offers in Excess of €420,000



Team Lorraine Mulligan
AWARD CATEGORIES

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

KITCHEN: 5.50m x 2.63m
Light fitting, floor and wall cabinets, tiled splashback area, stainless steel sink, area fully plumbed, hob, extractor fan, washing machine, fridge freezer, microwave, wooden floor, door leading to garden.

SITTING ROOM/DINING ROOM: 8.67m x 3.41m
Coving, centre rose, light fitting, wall lights, feature fireplace with gas inset, carpet, side door leading to the garden area.

GUEST WC:
Light fitting, W.C., W.H.B., wall tiles, floor covering.

HALLWAY: 4.63m x 1.70m
Light fitting, centre rose, carpet.

UPSTAIRS ACCOMMODATION

LANDING:
Light fitting, attic access, hot press with dual immersion, carpet.

BEDROOM 1: 3.67m x 3.25m
Light fitting, fitted wardrobes carpet.

ENSUITE: 2m x 1.51m
Light fitting, W.C., W.H.B., wall tiles, floor covering.

BEDROOM 2: 3.62m x 2.80m
Light fitting, main window, fitted wardrobes, carpet.

BEDROOM 3: 3.2m x 2.44m
Light fitting, fitted wardrobes, carpet.

MAIN BATHROOM: 2.02m x 1.95m
Light fitting, shaving light and socket, W.C., W.H.B., electric `Triton T90 Z`, wall tiles, floor covering.



FEATURES INTERNAL:
Property enjoys vacant possession
All light fittings included in the sale
All electrical appliances as per kitchen brochure included in the sale
Solid home in an excellent and established location

FEATURES EXTERNAL:
PVC double-glazed windows
PVC fascia & soffit
Outside light
South-facing back garden
Landscaped garden
Mature planting
Garden shed
Not overlooked to the front
Off-street parking
Located in a quiet cul-de-sac beside a large green area

SQUARE FOOTAGE: C. 94.89sqm /C. 1,021sqft

HOW OLD IS THE PROPERTY: Built in 1999

BACK GARDEN ORIENTATION: South-facing

BER RATING: C – 218.57 (kWh/m²/yr)

BER NUMBER: 103571618

SERVICES: Mains water, mains sewerage

HEATING SYSTEM: Natural gas.



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