

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.
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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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73 Crodaun Forest Park, Celbridge Co. Kildare. W23 N242.



This is a solid, well-laid-out home offering bright and spacious accommodation throughout, ideal for those seeking a comfortable residence with excellent potential in a prime location. The property offers an excellent opportunity for buyers to place their own stamp on a home with strong fundamentals and superb outdoor space.

Offers in Excess of €695,000



**Team Lorraine Mulligan
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ACCOMMODATION

HALLWAY: (L Shaped)
Porch, light fitting, property fully alarmed, fuse box, carpet, and access to the attic with pull-down stairs.

KITCHEN/DINING AREA: 6.53M X 3.7M
Recessed lighting fitted Maple shaker kitchen with chrome handles, stainless steel sink, integrated `Siemens` integrated dishwasher, four-plate `Neff` ceramic hob, `Neff` chrome extractor hood, `Neff` integrated double oven, fridge freezer, dishwasher, washing machine, polished tiles, archway leading to a sunroom/living room area.

UTILITY ROOM: 4.29M X 1.81M
Wall and base fitted units, gas boiler, stainless steel sink, tiled splashback area, floor tiles, back door leading to side garden.

SUNROOM/LIVING ROOM: 4.00M X 3.87M
Light fitting, four `Velux` windows, curtains, carpet, archway leading to kitchen/dining area, French double doors leading to stunning patio area.

SITTING ROOM: 5.04M X 4.1M
Coving, light fitting, blinds, curtains, features a mahogany fireplace with a gas fire insert, carpet.

MASTER BEDROOM: 4.14M X 3.33M
Light fitting, blinds, curtains, `Slide` wardrobes, carpet.

ENSUITE: 2.45M X 1.02M
Light fitting, extractor fan, W.C., W.H.B., electric shower `Triton T90 SR`, wall tiles, floor tiles.

BEDROOM 2: 4.48M X 2.96M
Light fitting, blind, curtains, fitted wardrobe, carpet.

BEDROOM 3: 4.39M X 2.5M
Light fitting, blinds, curtains, freestanding wardrobe, carpet.

BEDROOM 4: 3.24M X 2.39M
Light fitting, blinds, curtains, carpet.

BATHROOM: 3.24M X 1.51M
Recessed lighting, W.C., W.H.B., shower, glass shower door, `Triton novel SR` electric shower, heated towel rail.



FEATURES INTERNAL:
Gorgeous and clean turnkey home
Impressive extension off the kitchen (extension was built in 2008)
Porch for extra space, security, and comfort
n creating a sun trapped living room or sunroom
All light fittings included in sale
All curtains included in sale
All carpets included in sale
All electrical appliances included in sale as per the kitchen section of this brochure
Generous sized rooms
4 double bedrooms
Master bedroom ensuite

FEATURES EXTERNAL:
Excellent, peaceful and safe location
PVC fascia and soffits
PVC double-glazed windows
Outdoor tap
Outdoor socket
Electric car charger
Ample off-street parking to the front with a well-maintained lawn area
Superb back garden with two sun-trapped patio areas and a pretty lawn area
Large, detached garage and fuel store ideal for many uses, subject of course, to the relevant planning permission
Very private back garden that is not overlooked
Excellent settled neighbourhood

SQUARE FOOTAGE: A spacious C. 1521.8sqft/ C. 141.38sqm

HOW OLD IS THE PROPERTY: Built in 1982

BACK GARDEN ORIENTATION: -North west facing

BER RATING: C – 181.14kWh/m²/yr with a potential of an A1as per BER report

DATE OF ISSUE: 16/06/2026-16/06/2036

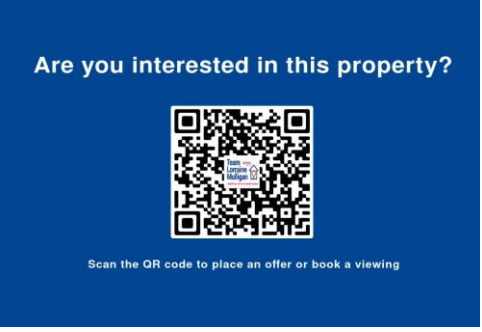
BER NUMBER: 119530517

SERVICES: Mains water, mains sewerage

HEATING SYSTEM: Gas-fired central heating.

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**



Are you interested in this property?

Scan the QR code to place an offer or book a viewing