

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
- 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 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. 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, myhome.ie and 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

PRSA ID: 002196

Office: 01 627 2770/ 01 628 3660

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

**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**

152 Priory Square, St. Raphael's Manor, Celbridge, Co. Kildare. W23 RH64.



Lorraine Mulligan of RE/MAX Results is delighted to present No. 152 Priory Square — a beautifully presented, fully turnkey two-bedroom home that is move-in ready from day one, set within one of the area's most established and peaceful residential addresses. From the moment you step through the door, it is clear that this home has been upgraded with real care and an eye for quality.

Offers in Excess of €345,000



Main Street, Celbridge, Co. Kildare
Tel: 01 6272770
Fax: 01 6272720

Unit 2, 11 Lower Main Street, Lucan, Co. Dublin
Tel: 01 6283660
Fax: 01 6272720

Email: office@teamlorraine.ie
Websites www.remax.ie www.teamlorraine.ie

RE/MAX National No.1 Top Selling Agent & Office 2007-2017
Lorraine Mulligan Ltd. T/A Team Lorraine Mulligan. Directors: Lorraine Mulligan, Lesley Kennedy
VAT No. IE 9669142H Registered in Ireland No: 446829 PSRA Licence No: 002196

ACCOMMODATION DOWNSTAIRS ACCOMMODATION

ENTRANCE HALL:
Light fitting, tiled floor.

LIVING/DINING AREA: 5.95m X 3.73m
Centre rose, light fitting, feature fake fireplace, large storage press, new wooden floors.

REMODELED AND BRAND NEW FITTED KITCHEN:
4.21m X 2.49m

Light fitting, brand new quality fitted kitchen with extra wall and storage units, pull out larder, enamel sink, marble affect splash pack area, new worktops, four plate ceramic hob, brand new oven, integrated fridge freezer, area fully plumbed, washing machine, dishwasher, new wooden floors.

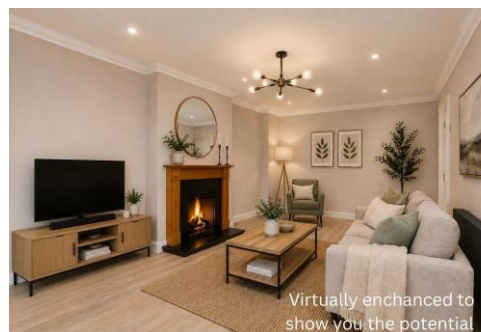
UPSTAIRS ACCOMMODATION

LANDING: 1.23m x 0.39m
Light fitting, attic access, hot press with shelving, new wooden floors.

REMODLEED AND BRAND-NEW BATHROOM: 2.87m x 2.57m
Light fitting, Velux window, brand new sanity wear, W.C., W.H.B with a vanity unit, bath, marble effect splash back area, separate shower with a glass shower door, electric `Triton T90si` shower, floor tiles.

BEDROOM ONE: 3.63m x 3.56m
Light fitting, new fitted wardrobes, new wooden floors.

BEDROOM TWO: 4.27m x 2.58m
Light fitting, free standing wardrobe, brand new wooden floor.



FEATURES – INTERNAL

Property like a show home in turnkey condition
Freshly painted from top to bottom
Brand new front door
Brand fitted kitchen with brand new electrical appliances
Brand new floors
Brand new bathroom
Brand new fitted wardrobe in bedroom 1
Brand-new free-standing wardrobe in bedroom 2

FEATURES – EXTERNAL

Great location
Highly private setting
Located in a quiet cul de sac
Small front garden
Mature and established residential setting
Not overlooked, offering excellent privacy

SQUARE FOOTAGE: 74.7sqm / 804.06sqft

HOW OLD IS THE PROPERTY: Built in C. 1999

FRONT GARDEN ORIENTATION: North facing

BER RATING: C1 – 166.73 kWh/m²/yr

CO2 EMISSIONS INDICATOR: 21.34 kgCO₂ /m²/yr

BER NUMBER: 119420735

SERVICES: Main`s water, Mains sewerage

HEATING SYSTEM: Electric heating.

SUMMARY

152 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**

