

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

1. This brochure is provided for general guidance only. Nothing in it forms or constitutes an offer, contract, or binding agreement, and none of its contents should be treated as a statement of fact upon which any party can rely.
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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48 Priory Walk, St. Raphael's Manor, Celbridge, Co. Kildare. W23 P868.



National and International Award-winning agent, Team Lorraine Mulligan of REMAX Results for 23 years, is delighted to present No. 48 Priory Walk, St. Raphael's Manor, a beautifully maintained two-bedroom mid-terrace home located in one of Celbridge's most established and sought-after residential developments. This bright and inviting property is presented in excellent condition throughout and offers a wonderful opportunity for first-time buyers, downsizers.

Offers in Excess of €325,000



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

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RE/MAX National No.1 Top Selling Agent & Office 2007-2017
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ACCOMMODATION
DOWNSTAIRS ACCOMMODATION

PORCH: 1.40m x 1.19m
Light fitting, wooden floor.

HALLWAY:
Light fitting, wooden floor.

LIVING ROOM: 5.82m x 3.68m
Light fitting, coving, T.V. point, curtains, blinds, electric feature fireplace, under-stairs storage, wooden floor.

KITCHEN: 3.92m x 2.43m
Light fitting, fitted units, tiled splashback area, stainless steel sink, oven,cooker, hob, extractor fan, washing machine, fridge freezer, area fully plumbed, floor tiles.

UPSTAIRS ACCOMMODATION

LANDING:
Light fitting, hot press, carpet, attic access.

BEDROOM 1: 3.56m x 3.3m
Light fitting, curtains, fitted wardrobes, wooden floor.

BEDROOM 2: 3.93m x 2.56m
Light fitting, blinds, curtains, fitted wardrobe, T.V. point, wooden floor.

BATHROOM: 2.46m x 1.86m
Light fitting, W.C., W.H.B., bath with electric `Triton` shower, floor tiles.



FEATURES INTERNAL:

All curtains & blinds included in the sale
All carpets included in the sale
All light fittings included in the sale
Property fully alarmed

FEATURES EXTERNAL:

PVC double glazed windows
PVC fascia and soffits
Low maintenance exterior
Low maintenance, not overlooked front garden
Patio area
Located in a quiet cul-de-sac
Attractive property overlooking a green/open space

SQUARE FOOTAGE: 75.04sqm / 808sqft

HOW OLD IS THE PROPERTY: C. 1997

BER RATING: D1 - 232.87 kWh/m²/yr

BER NUMBER: 115364739

SERVICES: Mains water and mains sewerage.

HEATING SYSTEM: Electric storage heating.



Are you interested in this property?



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

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