

**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**

**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**

**28 Priory Walk, St. Raphaels Manor, Celbridge, Co. Kildare, W23 AY89.**



National and International Award-winning agent, Team Lorraine Mulligan of REMAX Results for 23 years, welcomes you to No. 28 Priory Walk, a beautifully presented two-bedroom end of terrace home with attic conversion located in the sought-after development of St. Raphael's Manor in Celbridge. This stylish and modern property offers a perfect blend of sleek design and a warm, cosy atmosphere, making it an ideal choice for first-time buyers, downsizers, or investors alike.

**Offers in Excess of €365,000**



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RE/MAX National No.1 Top Selling Agent & Office 2007-2017  
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 VAT No. IE 9669142H Registered in Ireland No: 446829 PSRA Licence No: 002196

## ACCOMMODATION

PORCH: 1.40m x 1.19m  
Tiled flooring, light fitting.

HALLWAY:  
Wooden flooring, carpet on stairs, light fitting.

LIVINGROOM: 5.86m x 3.72m  
Light fitting, ceiling coving, centre rose, curtains, blinds, wooden flooring, electric feature fireplace, under-stairs storage.

KITCHEN: 4.19m x 2.58m  
Light fitting, cream shaker-style wall and floor units, tiled splashback, stainless steel sink, oven, hob, extractor fan, washing machine, American fridge freezer, blinds, wooden flooring.

LANDING:  
Light fitting, hot press with dual immersion and storage.

BEDROOM 1: 3.53m x 3.00m  
Blinds, curtains, carpet flooring, fitted wardrobes.

BEDROOM 2: 3.81m x 2.50m  
Light fitting, blinds, curtains, carpet flooring, fitted wardrobe.

BATHROOM: 2.14m x 2.47m  
Light fitting, extractor fan, wall and floor tiling, bath with overhead shower, separate shower unit with Triton T90SR, vanity unit, WC.

ATTIC SPACE: 3.92m x 3.74m  
Spotlights, Velux window, carpet flooring, fitted wardrobes, access to additional storage.

## FEATURES INTERNAL:

Recently upgraded, modern fitted kitchen with cream shaker-style wall and base units

All electrical appliances included in the sale (oven, hob, extractor fan, washing machine, American fridge freezer)

Professionally maintained home presented in excellent condition throughout

Freshly painted internally for the market

All carpets and flooring upgraded throughout the property

Bright and spacious living accommodation with tasteful finishes

Electric feature fireplace in living room

Under-stairs storage for additional practicality

Fully upgraded main bathroom (2021) with high-quality tiling and sanitary ware

Attic conversion with Velux window

Hot press with dual immersion and additional storage

Turn-key condition

Porch entrance to the front of the property



## FEATURES EXTERNAL:

Attractive property overlooking a green/open space

Private front driveway with parking for two cars

Side access to rear garden

Large, low-maintenance rear garden

Excellent outdoor space with potential for further use/development (subject to planning permission)

Peaceful and well-established residential setting

SQUARE FOOTAGE: 92.15sqm / 991.89sqft

HOW OLD IS THE PROPERTY: C. 1997

BER RATING: C1 - 163.54 kWh/m<sup>2</sup>/yr

CALCULATED ANNUAL CO2 EMISSIONS: 20.93 kgCO<sub>2</sub> /m<sup>2</sup>/yr

BER NUMBER: 106459258

SERVICES: Mains water and mains sewerage.

HEATING SYSTEM: Electric storage heating.

## EDUCATION

Celbridge offers a wide range of excellent educational facilities, making No. 28 Priory Walk an ideal choice for families.

Primary Schools:

- Scoil Mochua
- Scoil Na Mainistreach
- St. Brigid's Holy Faith Convent
- Primrose Hill School
- Glebe Junior School
- North Kildare Educate Together

Post Primary Schools:

- Salesian College
- St. Wolstan's Community School
- Celbridge Community School

Higher Education:

Celbridge is located close to Maynooth University and offers easy access to Dublin's major third-level institutions including Trinity College Dublin, University College Dublin, and Technological University Dublin.

DISCLAIMER. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

**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**

