



37 Priory Walk, St Raphael's Manor, Celbridge, Co. Kildare

- Coonan Property is delighted to present a beautifully appointed, B3 rated and spacious two bedroom townhouse conveniently located just a short walk from Celbridge town centre
- Briefly comprises entrance porch, spacious living room with storage closet, separate kitchen/dining room, two double bedrooms and family bathroom
- Presents in excellent condition throughout
- Large attic storage space- some in the area have been converted
- Front terrace area with granite patio overlooking a well-maintained green area
- An exceptional opportunity for first-time buyers, investors, or anyone seeking a conveniently located home to trade down to.
- Priory Walk is a quiet cul de sac of St. Raphael's Manor and only a short walk to Celbridge town centre with a full range of schools, supermarkets and local amenities
- Celbridge is served with a frequent bus service to Dublin City and a rail link from Hazelhatch

Beautifully appointed,
B3 rated and spacious
two bedroom
townhouse

Guide Price:
€345,000

Private Treaty

Accommodation

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Entrance Porch		Tiled flooring and light fitting.
Living Room	6.15m x 3.65m	Laminate flooring, feature fireplace with electric fire insert, coving, light fittings, wall lights, storage closet, blinds and curtains.
Kitchen/Dining	2.57m x 4.14m	Tiled flooring, shaker style fitted wall and floor units, tiled splashback, double oven, hob, extractor fan, fridge freezer, stainless steel sink, light fittings and blinds.
Landing	1.96m x 1.32m	Carpet, shelved hot-press and attic access.
Master Bedroom	3.64m x 3.62m	Carpet, fitted wardrobes, light shade, curtains and blinds.
Bedroom 2	2.59m x 3.95m	Carpet, fitted wardrobes, light shade, curtains and blinds.
Bathroom	2.62m x 2.72m	Wood flooring, bath, shower cubicle with electric Triton T90 shower, w.h.b., w.c., fitted vanity unit, mirror, light fitting and Velux window.

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Additional Information:

- Gross internal floor area approx. 74sq.m (800 sq.ft)
- Built in 1997
- Attic is suitable for conversion
- Overlooks a well maintained and private green space
- Ample parking available
- Owner Occupied property
- No management fee
- Residents association contribution €100 annually

Items Included in sale:

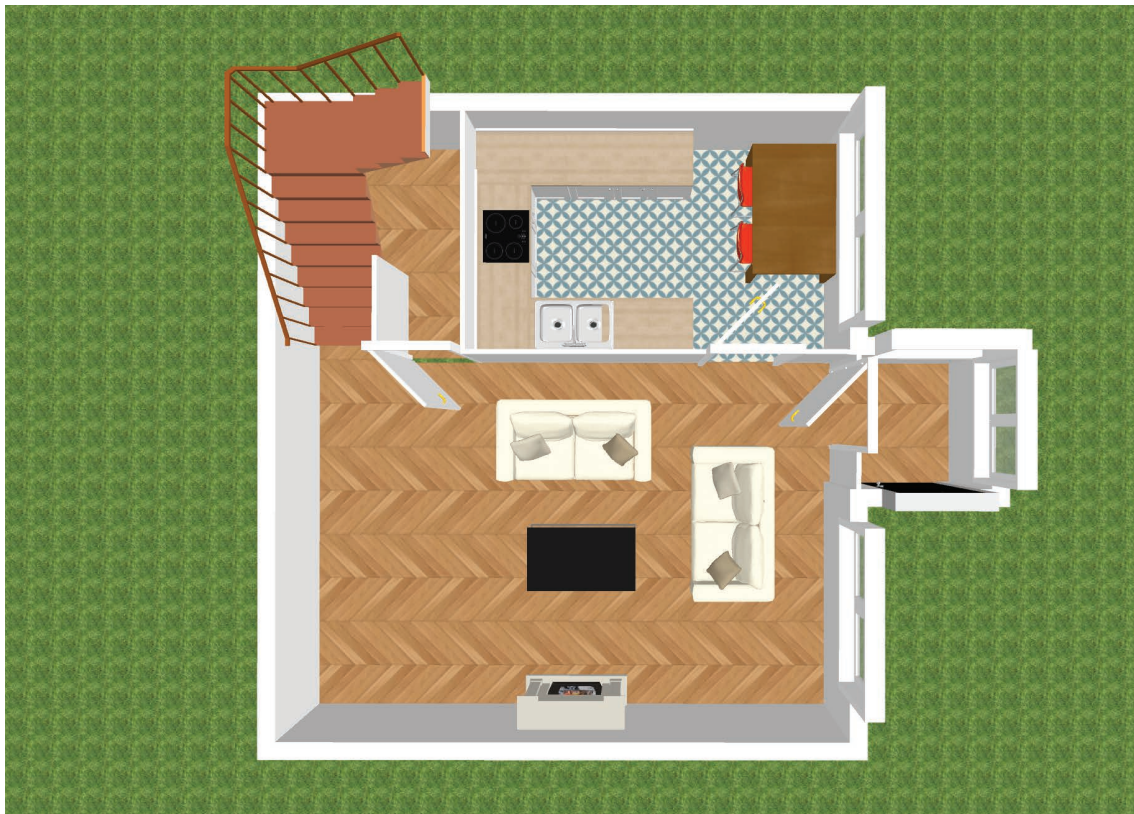
Double oven, hob, extractor fan, fridge freezer, light fittings, curtains and blinds.

Services:

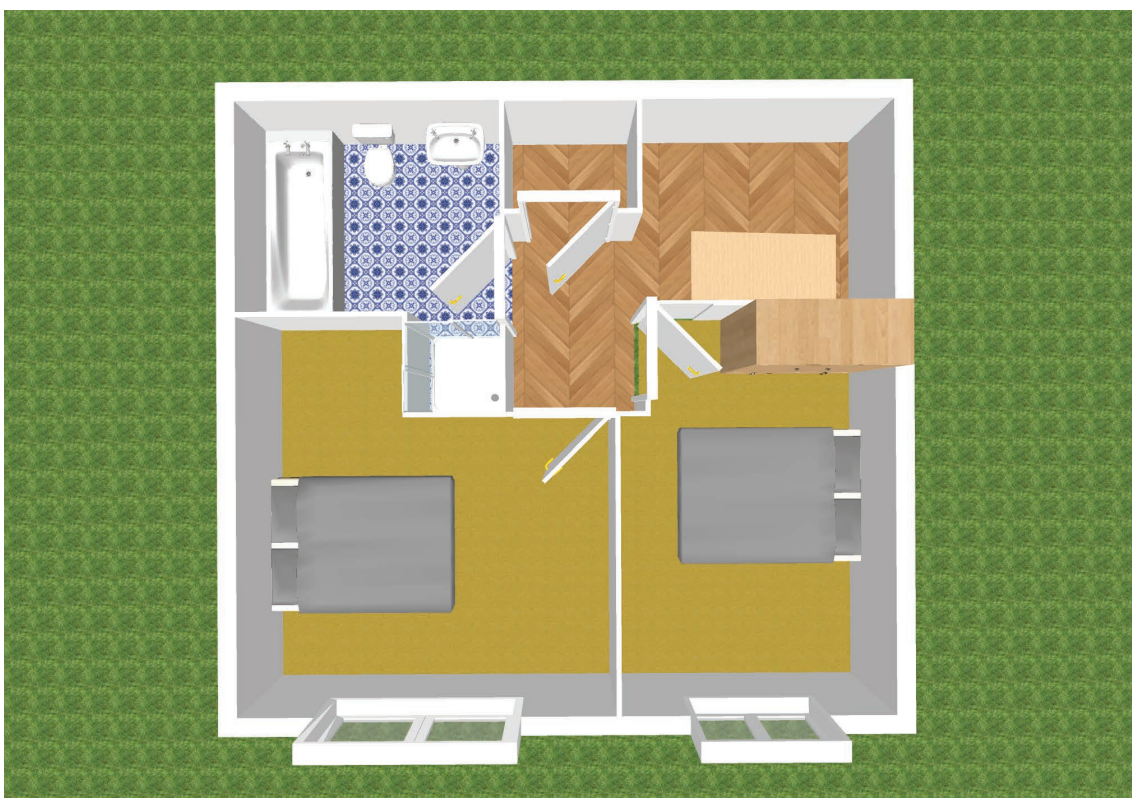
- New electric heating system
- Mains water

Floor Plans

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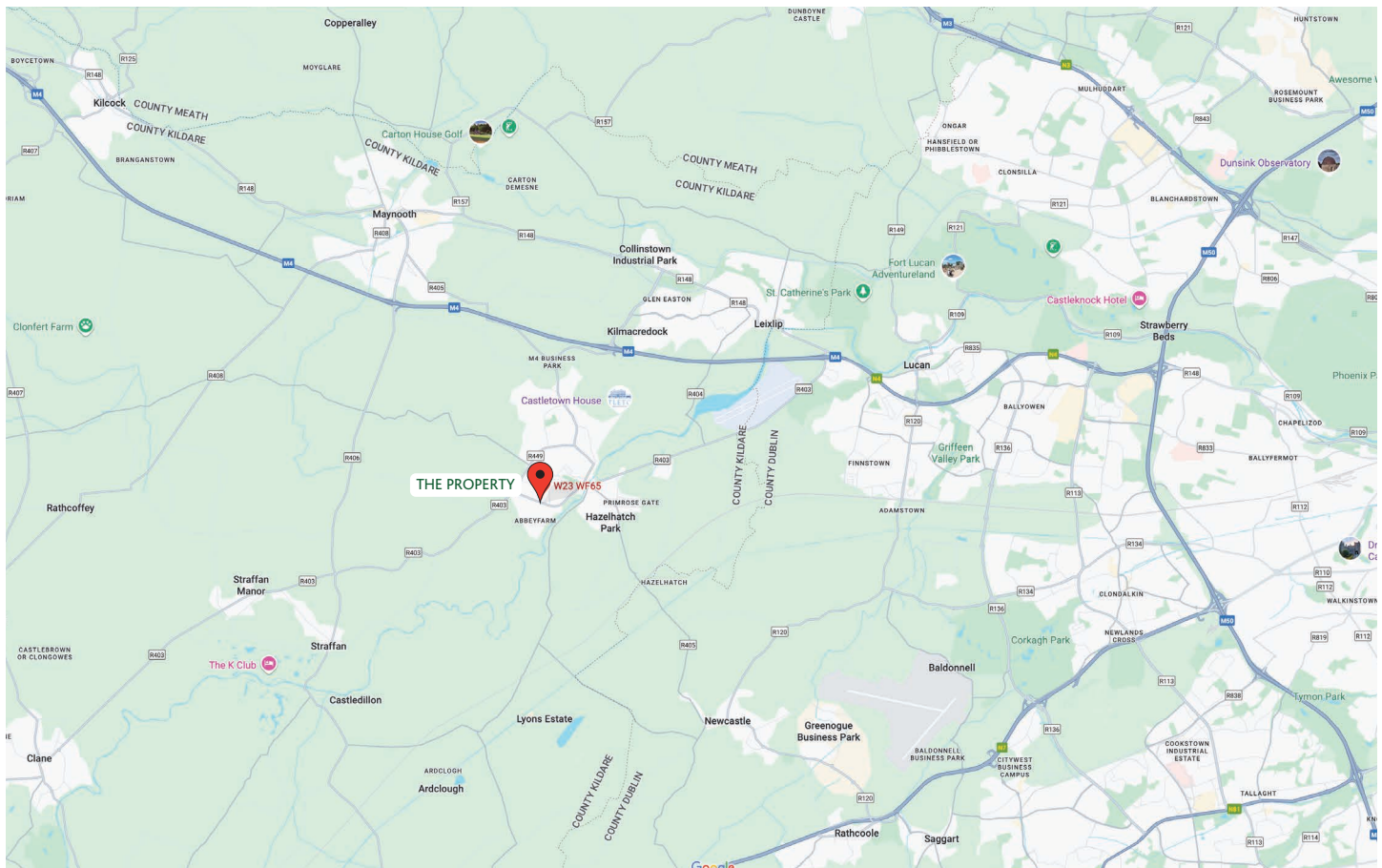
Ground Floor



First Floor

Directions

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Directions

Eircode: W23 WF65

BER

BER B3

Viewing

By appointment only

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Contact information:

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Financial Group

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