

For Sale

Asking Price: €495,000



15 Priory Green, St Raphaels Manor,
Celbridge, Co. Kildare, W23 W019



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Sherry Fitzgerald Brady O'Flaherty welcome you to this 4-bedroom home. Positioned in a well-established and highly regarded residential enclave, this spacious 4-bedroom home offers a fantastic opportunity for growing families. Overlooking a peaceful open green, the property enjoys a tranquil setting with a strong sense of community.

Inside, the home features two generous reception rooms, a functional kitchen/dining area, and three bathrooms—including main bedroom en-suite—providing excellent space and flexibility. While the property has been well cared for over the years, it offers scope for modernisation, allowing new owners to personalise and update it to suit their own style.

With its thoughtful layout, mature surroundings, and proximity to schools, shops, and transport links, this is a home with great potential in an ideal family-friendly location.



Special Features

- 4 Bedroom, Main En-suite
- Semi-Detached
- 3 bathrooms (main en-suite)
- 2 Receptions rooms
- Prime location
- Overlooking open green
- Solid wood floorboards
- S/W facing rear garden
- Inclusions: Fixture, Fittings, Integrated kitchen appliances
- Built: 1997
- House Size: 114.7sq m (1235 sq ft)
- BER: C3

Accommodation

Entrance Hall 4.70m x 2.00m (15'5" x 6'7"): With cork tiled flooring. Guest WC off same. Coving to ceiling and radiator cover.

Downstairs WC 1.73m x 0.75m (5'8" x 2'6"): With WC and WHB. Window affording natural light.

Living Room 4.42m x 3.76m (14'6" x 12'4"): With Feature fireplace in marble and gas fire inset. Bay window. Carpet flooring. Coving and ceiling rose.

Dining Room 4.54m x 2.95m (14'11" x 9'8"): With carpet flooring. Patio doors leading to rear garden. Coving and ceiling rose.

Kitchen / Breakfast Room 6.22m x 2.82m (20'5" x 9'3"): With classic shaker style kitchen in beech wood with ample storage and counter space, including breakfast peninsula. Door from kitchen to rear garden. Cork tiled floor and tiled to kitchen area. Radiator cover.

First Floor

Landing 3.57m x 2.98m (11'9" x 9'9"): With hot press housing hot water cylinder.

Bedroom 1 4.63m x 3.18m (15'2" x 10'5"): Main double room with carpet flooring and fitted wardrobes. Bay window to the front of the property.

Ensuite 1.80m x 1.88m (5'11" x 6'2"): With shower, WC and WHB. Tiled floor and tiled to shower area.

Bedroom 2 4.00m x 2.78m (13'1" x 9'1"): With carpet flooring. Fitted wardrobes. Double room. Window to the rear.

Bedroom 3 2.36m x 2.98m (7'9" x 9'9"): Window to the rear. Fitted Press. Carpet flooring.

Bedroom 4 3.05m x 2.58m (10' x 8'6"): With Solid wood flooring. Fitted wardrobe. Window to the front.

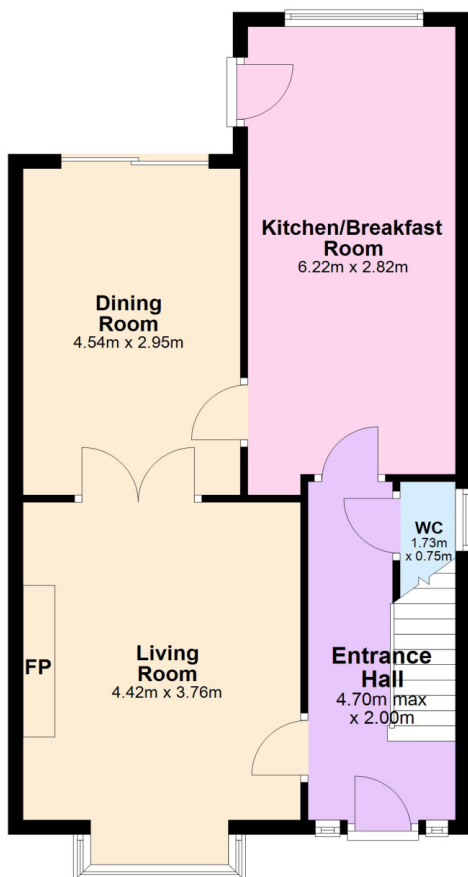
Bathroom 1.92m x 1.73m (6'4" x 5'8"): With bath, WC and WHB. Tiled floor and tiled to bath area.

Outside To the front there is a driveway with a neat lawn and flower bed. There is a gated side entrance leading to rear garden.

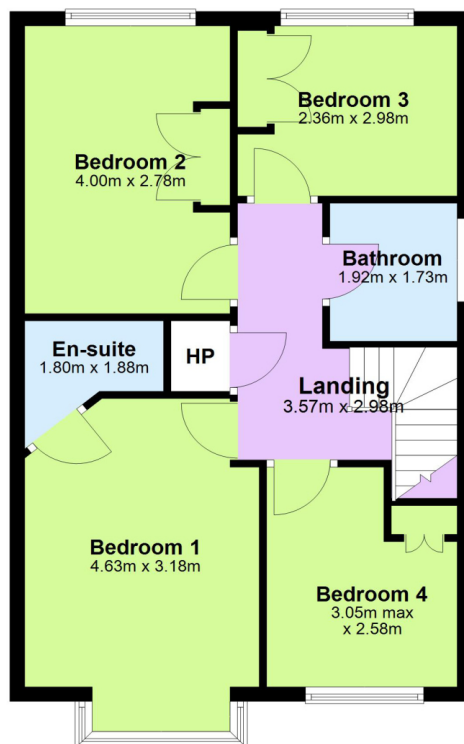
To the rear there is a sunny S/W facing garden with lawn, raised flower beds, annual planting, mature shrubs and trees. Patio area and garden shed.



Ground Floor



First Floor



NEGOTIATOR

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BER C3

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