



6 Priory Green, St Raphaels Manor, Celbridge, Co. Kildare

- Coonan Property proudly presents an exceptional, refurbished 4 bedroom home with extended kitchen, ideally positioned in the ever-popular St Raphael's Manor just a short walk from Celbridge town centre
- This home is presented in pristine condition throughout, having recently undergone extensive decorative work to a high standard.
- The fantastic open-plan kitchen, dining, and living area is a highlight, creating the perfect space for families and entertaining guests.
- Spacious accommodation includes an entrance hall, living room, guest WC, kitchen/dining/living space, four bedrooms (master ensuite), family bathroom
- Sunny south west facing rear garden – ideal for midday right into late evening sunshine
- Located in one of Celbridge's most sought-after developments, St Raphael's Manor offers a mature, family-friendly setting just a 10-minute stroll to the Main Street and easy access to Hazelhatch Train Station
- A host of amenities are within easy reach including schools both primary and secondary, supermarkets, bus links, sports clubs and more making this an ideal home for modern and convenient family living

Exceptional refurbished
4 bedroom home with
extended kitchen

Guide Price:
€520,000

Private Treaty

Accommodation

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Entrance Driveway:

Lawn area, parking for 3 cars.

Entrance Hallway	4.63m x 2m	Solid wood flooring, coving and light shade.
Guest W.C.	1.61m x 0.75m	Tiled flooring, w.c., w.h.b., window and light fitting.
Living Room	5.24m x 3.72m	Solid wood flooring, feature fireplace with marble surround and gas fire insert, coving, light fitting, bay window with blinds, wall lights and double doors leading into kitchen area.
Kitchen/Dining	6.4m x 5.86m	Tiled flooring, fitted wall and floor units recently painted, Range Master Fisher & Paykel cooker with gas hob, integrated dishwasher, washer/dryer, American fridge freezer, recessed lights, coving, double doors leading into living room and double French doors leading onto patio area.

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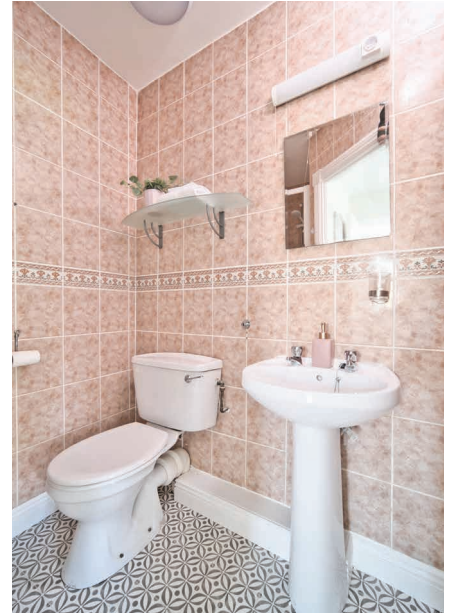
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Landing	(1.9m x 1.47m) + (1.94m x 1.1m)	Carpet, hot-press and attic access with dropdown ladder.
Master Bedroom	4.74m x 3.2m	Overlooking front New carpet, fitted wardrobes recently painted and refurbed, light fitting, bay window with blinds.
Ensuite	1.8m x 2.07m	Tiled walls, lino floor covering, shower cubicle with Triton electric shower, w.c., w.h.b., extractor fan and light fitting.
Bedroom 2	2.84m x 3.9m	Overlooking back. New carpet, fitted wardrobes recently painted and refurbed, light fitting and blinds.
Bedroom 3	3.07m x 2.57m	Overlooking front. New carpet, fitted wardrobes recently painted and refurbed, light fitting and blinds.
Bedroom 4	2.94m x 2.35m	Overlooking back. New carpet, fitted wardrobes recently painted and refurbed, light fitting and blinds.
Bathroom	1.8m x 1.8m	Fully tiled, shower cubicle with elcetric Triton shower, w.c. w.h.b. with built in vanity unit, fitted mirror, extractor fan and vertical heated towel rail.



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Garden - 12m x 7.65m:

South west facing garden with cobble locked patio area

Additional Information:

- Gross internal floor area approx. 125sq.m (1,345sq. ft)
- Original house built c.1998
- Gated side entrance
- Outside sockets
- Outside lights
- Wall lights
- PVC fascia and soffits
- External CCTV
- Previously planning permission granted for two story extension to the rear, now expired

Items Included in sale:

Range Master Fisher & Paykel cooker with gas hob, integrated dishwasher, washer/dryer, American fridge freezer and blinds.

Services:

- Mains water
- Gas fire central heating

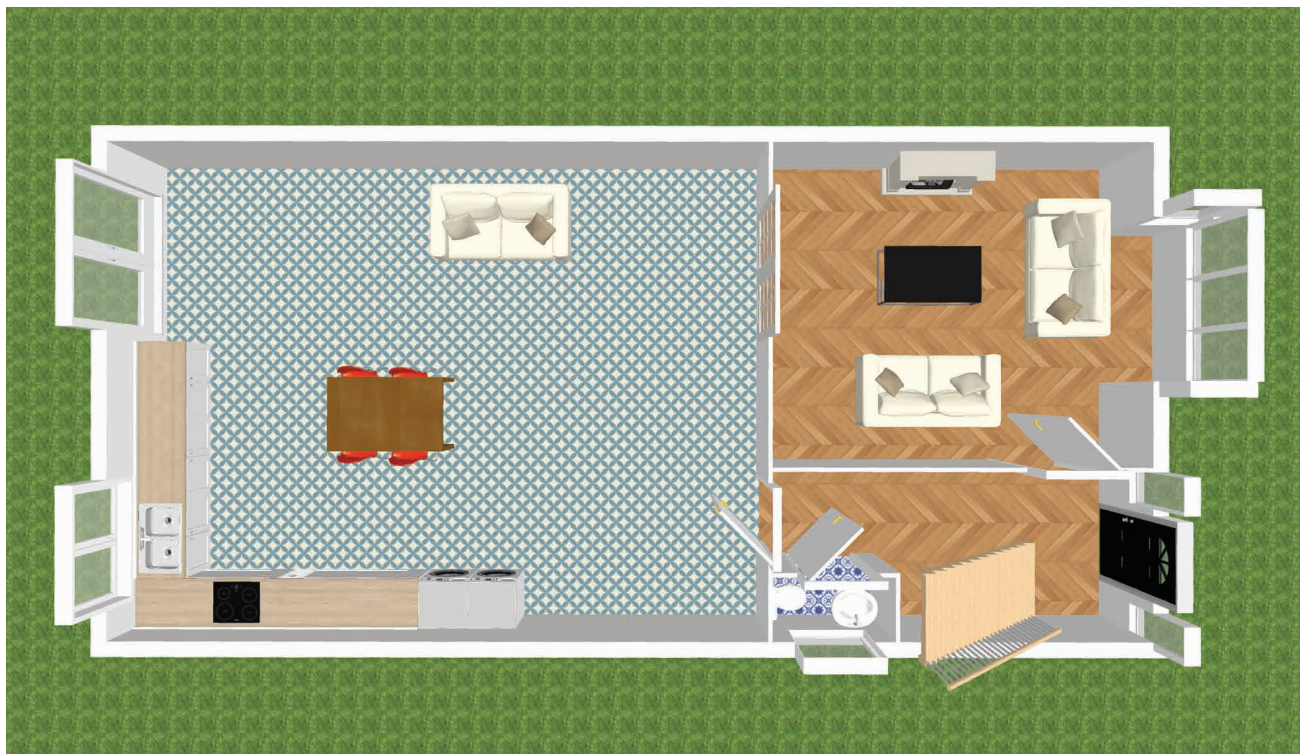
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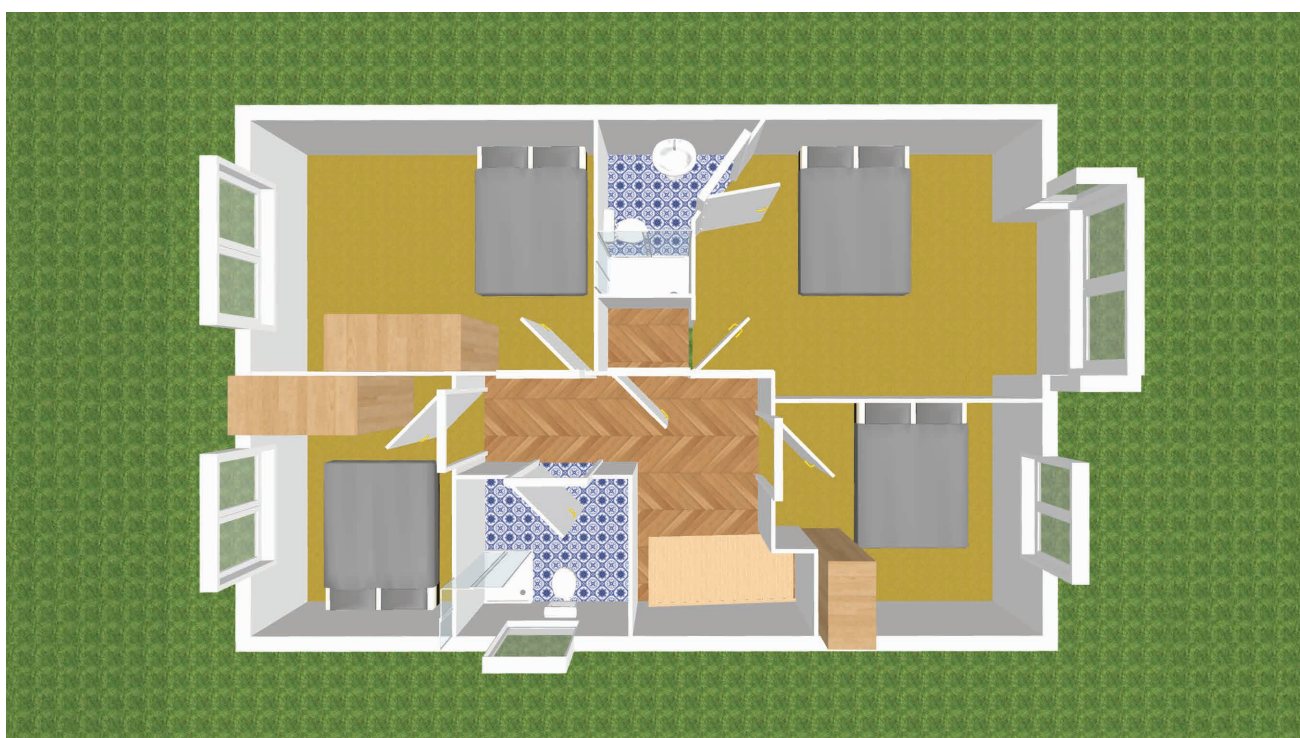


Floor Plans

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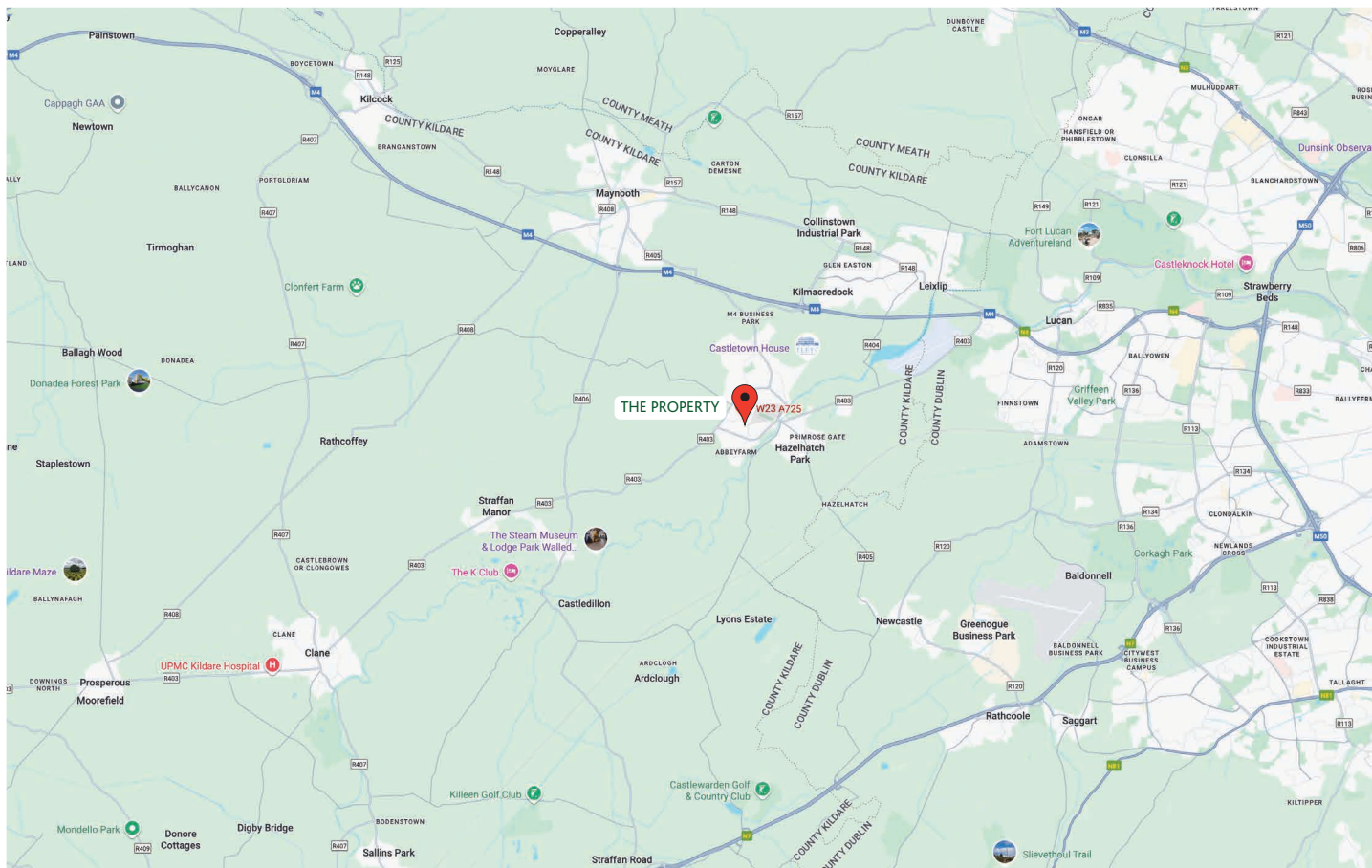
Ground Floor



First Floor

Directions

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Directions

Eircode: W23 A725



Viewing

By appointment only

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Contact information:

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