

For Sale

Asking Price: €499,000



11 Priory Grove, St. Raphael's Manor,
Celbridge, Co. Kildare, W23 CA26



sherryfitz.ie



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Sherry Fitzgerald Brady O'Flaherty welcomes you to 11 Priory Grove St. Raphael's Manor.

Located in the ever-popular and family-friendly St. Raphael's development, this beautifully presented 3-bedroom, 3-bathroom semi-detached home offers generous living space, a versatile layout, and a superb location within easy reach of all that Celbridge has to offer.

The interior is bright and spacious, featuring a welcoming living room through to dining area, a modern kitchen/breakfast area, and a highly practical playroom/den—ideal for families needing extra space for work, play, or relaxation. Three well-proportioned bedrooms and three bathrooms ensure comfort and convenience throughout. The property also offers room for expansion if desired to the side and rear.

Perfectly positioned close to a selection of excellent primary and secondary schools, this home also enjoys proximity to shops, public transport, and a range of local amenities, making it ideal for modern family living.

This is a rare opportunity to secure a home in one of Celbridge's most desirable and community-oriented developments.



Special Features & Services

- Semi- detached home
- 3 Bedrooms plus study/playroom
- 3 Bathrooms
- GFCH
- Large mature rear garden
- Offering scope for expansion to side and rear
- Off street parking
- BER: C2
- Size: 107.03 (m2)
- Built: 1998
- Inclusions: Blinds, curtain poles, fixture, fittings.

Accommodation

Entrance Porch

With French doors. Tiled floor.

Entrance Hall 4.56m x 1.75m (15' x 5'9"):

With laminate flooring. Coving to ceiling. Guest WC off same.

Downstairs WC 1.81m x 0.83m (5'11" x 2'9"):

With WC and WHB. Tiled floor.

Study 4.53m x 2.29m (14'10" x 7'6"):

With laminate flooring. Ideal as a home office or playroom.

Living / Dining Room 8.60m x 3.46m (28'3" x 11'4"):

Large thru lounge/dining area. A feature fireplace with wood surround and cast iron inset and polished granite hearth. Coving to ceiling and ceiling rose. Patio door leading rear garden.

Kitchen / Breakfast Room 5.59m x 2.66m (18'4" x 8'9"):

Spacious kitchen/breakfast room with white classic shaker style wall and floor units. Tiled floor and tiled splash back. Coving to ceiling.

Landing 1.75m x 3.09m (5'9" x 10'2"):

With carpet flooring. Window providing natural light. Attic access and press housing hot water cylinder.

Bedroom 1 4.68m x 3.07m (15'4" x 10'1"):

With solid wood flooring. Fitted wardrobe. En-suite off same.

Ensuite 1.60m x 2.01m (5'3" x 6'7"):

With shower cubicle and glass shower door, WC and WHB. Tiled to shower area and laminate floor.

Bedroom 2 3.78m x 3.20m (12'5" x 10'6"):

With fitted wardrobe. Solid wood flooring.

Bedroom 3 3.05m x 2.45m (10' x 8'):

With solid wood flooring and fitted wardrobe.

Bathroom 2.08m x 2.01m (6'10" x 6'7"):

With bath, WC and WHB. Part tiled walls and large window providing natural light.

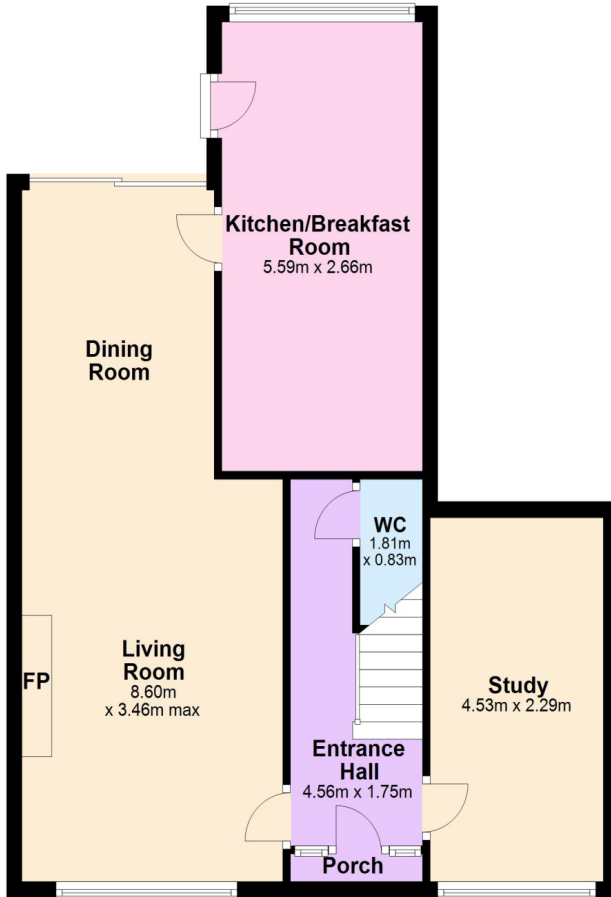
Outside

To the front there is a driveway with ample off-street parking. A neat lawn area and bordered by mature shrubs and trees. Brick built wall border. Side gate leading to rear garden.

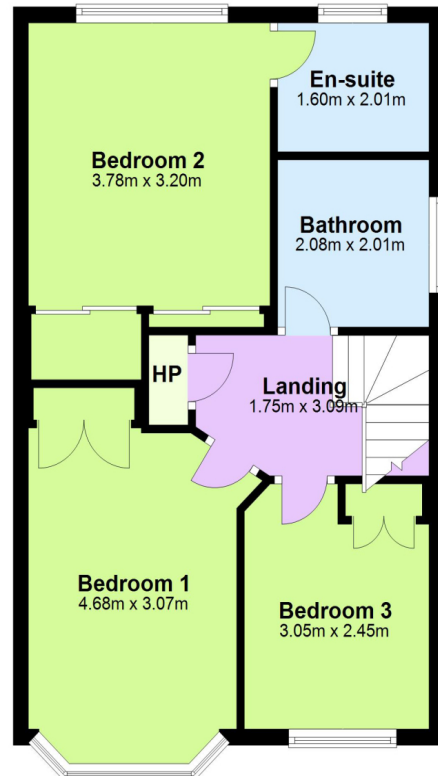
Large rear garden that is west facing with lawn and deck area. Mature shrubs and trees. Bordered by block-built walls. Property offers scope for extending to side and rear (subject to PP).



Ground Floor



First Floor



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BER C2

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
 PSRA Registration No.