

**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, myhome.ie and 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)**

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**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**

**8 Priory Crescent, St Raphael's Manor, Celbridge, Co. Kildare. W23 W254.**



'Circle of Legends' & Award-Winning International RE/MAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results is delighted to present this superb 4-bedroom semi-detached home with playroom/office located in the highly sought-after and family-friendly development of St Raphael's Manor. Nestled within a quiet cul-de-sac of just 13 well-maintained homes, No. 8 offers exceptional privacy, generous living space, and a warm, move-in-ready interior.

**Offers in Excess of €575,000**



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RE/MAX National No.1 Top Selling Agent & Office 2007-2017  
 Lorraine Mulligan Ltd. T/A Team Lorraine Mulligan. Directors: Lorraine Mulligan, Lesley Kennedy  
 VAT No. IE 9669142H Registered in Ireland No: 446829 PSRA Licence No: 002196

## DOWNSTAIRS ACCOMMODATION

### KITCHEN:

4.75m x 5.4m

Light fitting, centre rose, cream hand-painted maple shaker kitchen, tiled splashback, stainless steel sink, area fully plumbed, five-ring gas hob, extractor fan, double oven Samsung, American fridge freezer, washing machine, wooden floor, door leading to garden.



### DINING ROOM:

4.6m x 2.92m

Coving, centre rose, lighting, curtains, one floor sliding door leading to the garden area.

### UTILITY AREA:

1.91m x 2.45m

Light fitting, blind, wooden floor.



### LIVING ROOM:

4.56m x 3.72m

Coving, centre rose, wall lights, blinds, curtains, feature fireplace with insert stove, TV point, features bay window, wooden floor.



### GUEST W.C.:

Light fitting, extractor fan, W.C., W.H.B., wall tiles, floor tiles.

### PLAYROOM/ OFFICE:

2.83m x 2.29m

Blind, wooden floor.



### HALLWAY:

Light ceiling, centre rose, coving, wooden floor, carpet on stairs.

## UPSTAIRS ACCOMMODATION

### #LANDING:

Light fitting, hot press with immersion, attic access with folding stairs, carpet.

### BEDROOM 1:

4.12m x 2.76m

Light fitting, blinds, curtains, fitted wardrobes, featuring bay window, TV point, wooden floor.



### ENSUITE:

Light fitting, extractor fan, shaving light and socket, wall and floor tiling, W.C., W.H.B., shower.

### BEDROOM 2:

3.43m x 2.84m

Light fitting, curtains, blinds, fitted wardrobes, wooden floor.



### BEDROOM 3:

2.25m x 2.95m

Light fitting, blind, fitted wardrobe, wooden floor.

### BEDROOM 4:

2.95m x 2.58m

Light fitting, blinds, curtains, storage, wooden floor.

### MAIN BATHROOM:

1.87m x 1.91m

Spotlights, extractor fan, wash hand basin with vanity unit, W.C., double shower tray, Triton T 90 shower, heated towel rail, wall and floor tiling.



## FEATURES INTERNAL:

All lights included  
All blinds included  
All curtains included  
Flow to the house additional reception room  
Composite door 2023  
Main bathroom upgraded in 2020  
Modern hand-painted kitchen units  
Kitchen appliances included in the sale  
Fully alarmed

## FEATURES EXTERNAL:

PVC double-glazed windows  
PVC fascia and soffits  
Outside tap  
Outside light  
Barn shed x2 with electricity  
Greenhouse  
Mature planting  
Fish pond  
Side entrance  
Not overlooked to the rear  
Large patio area, locked front garden  
Situated in a quiet cul-de-sac

## SQUARE FOOTAGE:

C.136 sqm / C.1450 sqft

Built in C. 1997

East Facing

DESIGNATED PARKING SPACE: Off-street parking for two cars.

C2 - 176.33 kWh/m<sup>2</sup>/yr

BER RATING:

119046217

BER NUMBER:

34.15 kgCO<sub>2</sub> /m<sup>2</sup>/yr

EMISSIONS INDICATOR:

HEATING SYSTEM:

Gas-fired central heating.

SERVICES:

Mains water, mains sewerage.

HOUSE STATUS:

Owner-occupied.

**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**

