



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

- Coonan Property presents this exceptional detached residence extending to approximately 2,000 sq.ft., featuring a stunning rear kitchen extension and ideally located within walking distance of Celbridge Main Street
- Spacious and beautifully presented accommodation comprises entrance hall, living room, study/TV room, open-plan kitchen/dining/living area, utility room, guest WC, four bedrooms including master ensuite, and family bathroom
- The heart of the home is the magnificent light filled, open-plan kitchen and living space, perfectly designed for modern family living and entertaining
- A flexible layout offers a variety of uses including home office, playroom, second living room, guest accommodation, or ground-floor bedroom space
- The private west-facing rear garden extends to approximately 150 sq.m. and features a lawn and extensive porcelain patio, surrounded by mature trees and planting for exceptional privacy
- St. Raphael's Manor enjoys a highly convenient location just a short stroll from Celbridge town centre, schools, supermarkets, shops, cafés, and local amenities
- Excellent transport links include frequent bus services to Dublin City Centre (bus stop at estate entrance), easy access to the M4 motorway, and regular rail services from nearby Hazelhatch Train Station

PSRA No. 003764 coonan.com

Exceptional detached
residence extending
to approximately
2,000 sq.ft

Guide Price:
€695,000

Private Treaty

Accommodation

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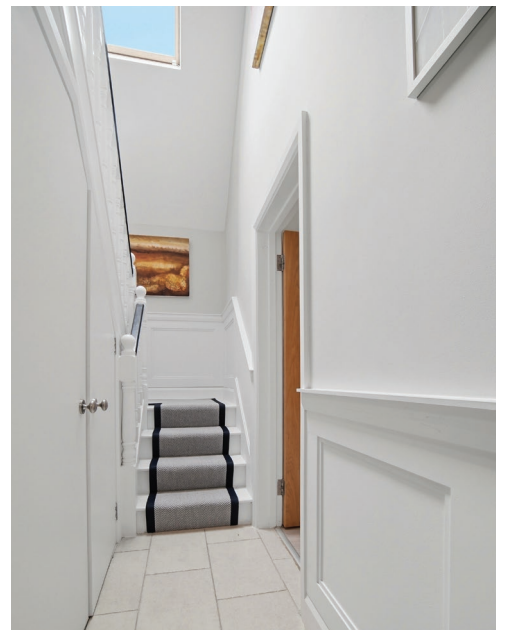
Entrance Driveway:

Concrete driveway with parking, lawn area and mature trees.

Entrance Porch	0.9m x 1.28m	Tiled flooring and light fitting.
Entrance Hallway	(6.5m x 1.43m) + (3.66m x 1.74m)	Composite front door, tiled flooring, light fittings, radiator cover, wood panelled walls and under stair storage.
Guest W.C.	0.96m x 1.53m	Tiled flooring, semi tiled wall, w.c., w.h.b., extractor fan and light fitting.
Living Room	3.62m x 5.25m	Laminate wood flooring, coving, light fittings, curtains, blinds, bespoke book shelves, feature fireplace with quartz surround, granite hearth and solid fuel stove.
TV Room	2.65m x 5.91m	Wood flooring, light fitting, curtains and blinds.
Dining Room	3.59m x 5.53m	Opens into main kitchen/living area Tiled flooring, recessed lights, opening into the living area.

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Open Plan Kitchen/ Living area	8.1m x 4.68m	Tiled flooring, high gloss cream kitchen with granite worktops, Rangemaster cooker, extractor fan, microwave, dishwasher, island with breakfast bar and storage, Bespoke built in media cabinet, recessed lights, full height vaulted ceiling and double sliding doors leading onto patio area.
Utility Room	3.2m x 1.86m	Fully tiled, wall and floor storage units, stainless steel sink, fully plumbed, houses condensing gas boiler, light fitting and door out to side entrance.
Ground Floor Bedroom 4	3.7m x 2.38m	Laminate wood flooring, fitted wardrobes, light fitting and roller blinds.
Landing	2.58m x 0.95m	Carpet runner on stairs, half panelled walls, storage cupboard half way upstairs, hot-press with shelving and attic access via a folding ladder.
Master Bedroom	4.3m x 3.73m	Carpet, curtains, blinds, light fitting and Walk-In-Wardrobe with rails and lighting.
Ensuite	1.72m x 2.37m	Fully tiled, w.c., w.h.b. with built in vanity unit, vertical heated towel rail, fitted mirror, power shower with monsoon shower head and led lighting and Velux window.
Bedroom 2	4.9m x 2.56m	Carpet, fitted storage space in eaves, roller blinds and light fitting.
Bedroom 3	3.76m x 3.1m	Carpet, fitted wardrobes, light shade and roller blinds.
Bathroom	2.85m x 2.26m	Fully tiled, bath with shower screen and Triton electric shower, w.c., w.h.b., Velux window and light fitting.
Ensuite	1.72m x 2.37m	Carpet, curtains, blinds, light fitting and Walk-In-Wardrobe with rails and lighting.

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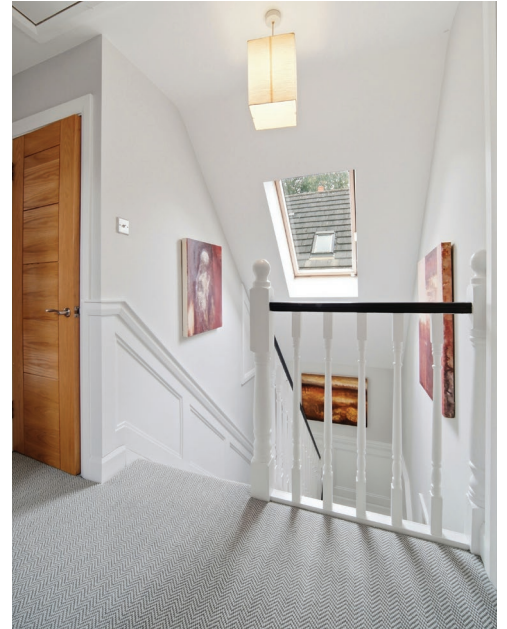
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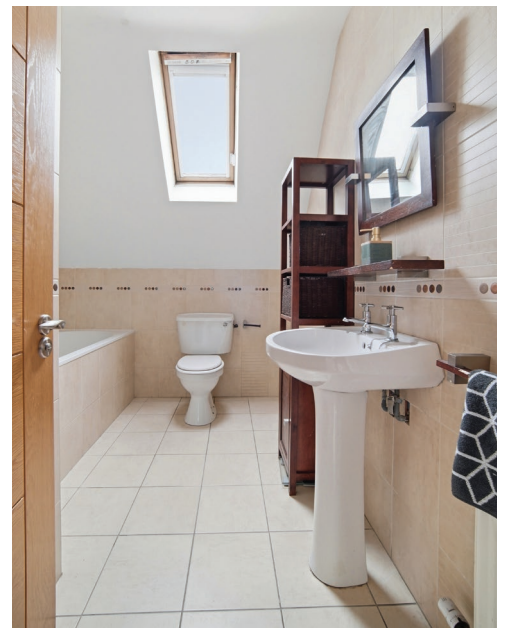
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Garden 14m x 10.74m

Private west facing rear garden with porcelain patio area and walkway, timber shed and gated access on both sides

Additional Information:

- Gross internal floor area approx. 185sq.m (2,000sq ft)
- Built c. 1997
- EV charger
- Oak internal doors throughout
- Ensuite renovated in 2025
- Attic is floored for storage
- Outside tap
- Outside lights
- Gated side entrances
- Cul-de-sac location
- PVC fascia and soffits



Items Included in sale:

Range Master cooker, extractor fan, microwave, dishwasher, blinds and light fittings.

Services:

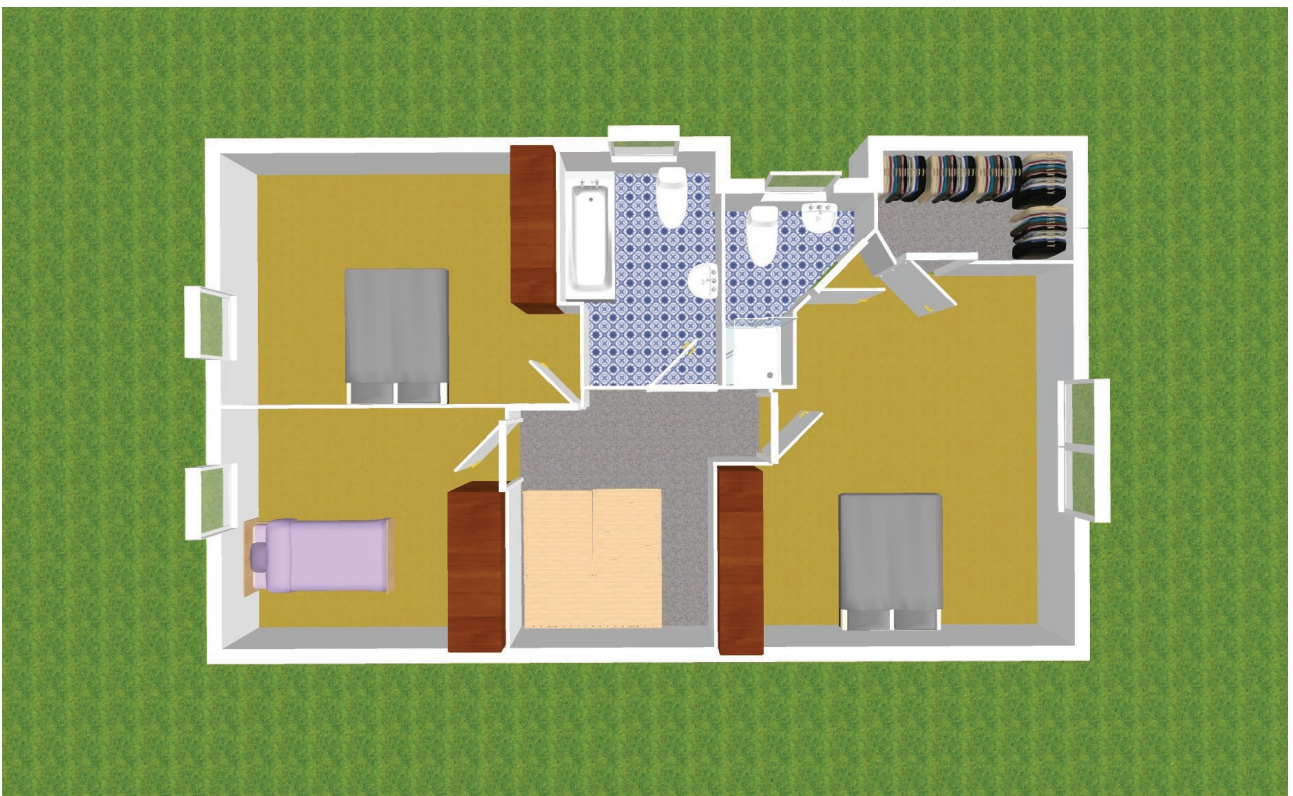
- Mains water
- Gas fire central heating

Floor Plans

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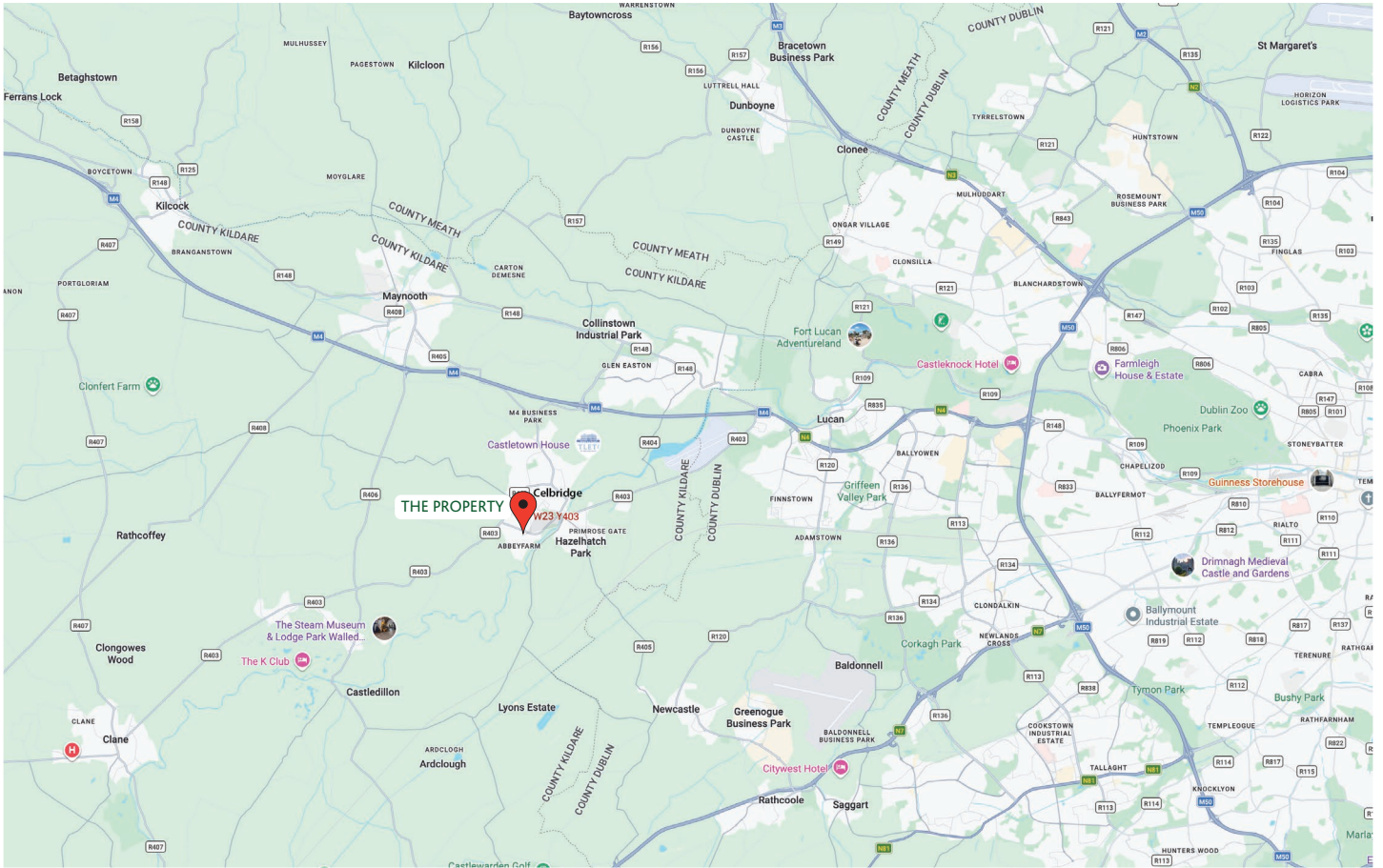
Ground Floor



First Floor

Directions

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Directions
W23 Y403

BER
BER B3

Viewing
By appointment only



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