

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
- 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 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. 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

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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

Keelogue, Maynooth Road, Celbridge, Co. Kildare, W23 TX04.



There are properties that simply sell themselves — and then there is 'Keelogue'. The moment you arrive, you sense something wonderfully different about this home. It radiates warmth, character and an almost palpable sense of happiness — the kind of atmosphere that can only be created by a family who have truly loved where they live.

Offers in the Region of €950,000



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GROUND FLOOR ACCOMMODATION

Entrance Hallway L-Shaped: 8.74m x 4.89m
Features: Composite front door, alarm panel, coving, centre rose, under-stair storage closet, stunning solid hardwood flooring, carpeted stairwell with elegant balustrade.

At the heart of 'Keelogue' lies a truly spectacular open-plan kitchen, dining and living area — the kind of space that forms the warm and beating centre of every wonderful family home. Flooded with natural light and configured in a generous L-shape, this magnificent room seamlessly combines every facet of modern family life: cooking, dining, entertaining and relaxing together. A substantial island unit provides ample space for informal dining and social gathering, while a solid-fuel stove lends the living area a cosy, convivial warmth on winter evenings. Double doors lead directly to the rear garden and patio, while internal double doors connect beautifully to the grand sitting room beyond.

Kitchen / Dining / Living Area — L-Shaped: 7.54m x 7.50m
Features: Coving, chrome recessed lighting, 'Range Master' cooker with gas hob and dual electric ovens, matching extractor hood, quality fitted kitchen with extensive wall and base units, wine rack, crystal display cabinet, fully plumbed, integrated dishwasher, integrated fridge-freezer, large island unit with storage and seating, marble feature fireplace with solid-fuel stove, window blinds, French double doors to garden, hardwood flooring, internal double doors to sitting room.

Utility Room:
Features: Fully plumbed, fitted wall and floor units with generous worktop, floor tiles, alarm panel, and rear door to garden. A supremely practical space, beautifully organised.

Ground Floor Master Bedroom: 4.40m x 4.16m
Features: Recessed lighting, beautiful bay window, curtains, blind, and carpet.

Walk-In Wardrobe: 2.06m x 1.90m
Features: Fitted shelving, bespoke fitted storage, fitted wardrobes, radiator, hardwood flooring.

En Suite: 2.21m x 1.72m
Features: Fully tiled walls and floor, W.C., W.H.B., Triton electric shower with glass doors, heated towel rail, extractor fan.

Ground Floor Family Bathroom: 2.85m x 2.03m
Features: Chrome recessed lighting, fully tiled walls and floor, W.C., W.H.B., corner Jacuzzi bath, shower over bath, extractor fan.

Bedroom 2 / Home Office / Playroom / Gym: 5.06m x 2.90m
Features: This wonderfully flexible room adapts to your family's needs — currently used as a multi-purpose space, it would serve equally well as a home office, additional bedroom, children's playroom or dedicated home gym. Light fitting, blinds, curtains, hardwood flooring.

FIRST FLOOR ACCOMMODATION

Landing: 7.10m x 4.37m
Features: Centre rose, light fitting, chrome recessed lighting, Velux roof window, blackout blinds, curtains, carpet, hot press with an immersion and side storage. A landing of truly impressive scale — a perfect introduction to the upper floor.

Bedroom 3: 5.54m x 3.32m
Features: Light fitting, chrome recessed lighting, blackout blind, curtains, fitted wardrobes, shelving units, side storage, carpet.

En Suite (to Bedroom 3): 1.96m x 1.69m
Features: Fully tiled walls and floor, W.C., W.H.B., Triton T90SI electric shower with glass doors, heated towel rail, wall light.

Bedroom 4: 4.72m x 4.44m
Features: Light fitting, beautiful bay window, chrome recessed lighting, blackout blinds, curtains, carpet, side storage. A particularly bright and characterful room.

Bedroom 5: 6.58m x 4.40m
Features: Chrome recessed lighting, fitted wardrobes, blackout blinds, curtains, carpet. A truly generous double bedroom of impressive proportions.



Bedroom 6: 4.46m x 3.70m
Features: Light fitting, fitted wardrobe, blackout blind, curtains, carpet, side storage.

First Floor Family Bathroom: 3.16m x 2.85m
Features: Chrome recessed lighting, fully tiled walls and floor, W.C., W.H.B., sunken bath, separate corner shower with Triton T90 electric shower and glass doors, heated towel rail.

Please note: The roof pitch of 'Keelogue' is ideally suited to an attic conversion, offering the potential to create a further three or more additional rooms, subject to the relevant planning permission — an exciting prospect for any growing family.

SUMMARY OF KEY FEATURES

Internal Features
Immaculate, turn-key condition throughout — nothing to do but move in and enjoy
Impressive C. 3,020 sq ft / 280.77 sq m of accommodation
Outstanding B1 BER energy rating — Green Mortgage eligible
Magnificent open-plan kitchen/dining/living room with solid-fuel stove
Generous separate sitting room with marble fireplace and hardwood flooring
Two en suite bedrooms (one ground floor, one first floor)
Two marble fireplaces
Substantial ground floor master bedroom suite with walk-in wardrobe
Four large double bedrooms on the first floor
Ground floor family bathroom with corner Jacuzzi bath
First floor family bathroom with sunken bath and separate shower
Spacious laundry/utility room
Flexible multi-purpose room (home office, playroom, gym, additional bedroom)
Spectacular L-shaped entrance hallway with sweeping balustrade staircase
Solid hardwood flooring throughout principal reception rooms
All curtains, blinds, light fittings and kitchen appliances included in the sale
Property fully alarmed
Gas-fired central heating complemented by solid-fuel stove
Mains water, mains sewerage and high-speed fibre broadband

External Features
Exceptional parking for up to 10 vehicles — a rare and invaluable asset
Large double detached garage with immense potential with an automatic door
Original Castletown Estate stone wall as the rear garden boundary
Beautifully maintained stone patio area
East-facing rear garden enjoying morning sunshine and sun from the south in the afternoon
Pristine front garden with mature hedging and raised flower beds
PVC double-glazed windows throughout
PVC fascia and soffits
Tarmac driveway with front entrance gate
Side gate and separate vehicular access gate
Outside lighting and outside tap
Potential for attic conversion to create further rooms (subject to planning)
Potential for garage annexe / granny flat (subject to planning)
Potential BER upgrade to A2 rating

PROPERTY DETAILS AT A GLANCE

Floor Area: C. 3,020 sq ft / C. 280.77 sq m (as per client)
Year Built: Circa 2006
BER Rating: B1 — 99.66 kWh/m²/yr (potential A2 as per BER report)
BER Number: 119314896
Date of Issue: 09 April 2026
Garden Orientation: East-facing rear garden with sun in the morning with the sun moving south during the day
Heating: Gas-fired central heating with solid-fuel stove supplement
Services: Mains water, mains sewerage, high-speed fibre broadband

DISCLAIMER

All information provided by the listing agent is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations of any kind are made. Particulars correct at date of issue.

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.

