

Residential

Coonan
PROPERTY



133 Priory Square, St Raphael's Manor, Celbridge, Co. Kildare

- Immaculately presented 3-bedroom home situated on a spacious end-of-cul-de-sac site, just minutes from Celbridge town centre
- Extending to approx. 104 sq.m (1,119 sq.ft), accommodation includes entrance hallway, living room, open-plan kitchen/dining area, three bedrooms (main ensuite), and a family bathroom
- Exceptional site featuring a large front lawn and driveway with parking for 3–4 cars, plus a generously sized rear garden
- Overlooks a beautifully maintained green area — a perfect play space for young children
- Ideally located in the highly sought-after St. Raphael's Manor, within walking distance of Celbridge Main Street, schools, shops, and sports facilities
- Excellent transport links with nearby bus stops, regular train service from Hazelhatch Station, and easy access to the M4 motorway — all ensuring a convenient commute to Dublin City Centre

3 bedroom home
extending to approx.
104 sq.m (1,119 sq.ft)

Guide Price:
€455,000

Private Treaty

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Entrance
Hallway

4.61m x 1.7m

Laminate flooring, coving and light shade.

Guest W.C.

0.75m x 1.8m

Tiled flooring, w.c., w.h.b. and light fitting.

Open Plan
Living/Dining
Room

**3.47m (max width)
x 8.7m**

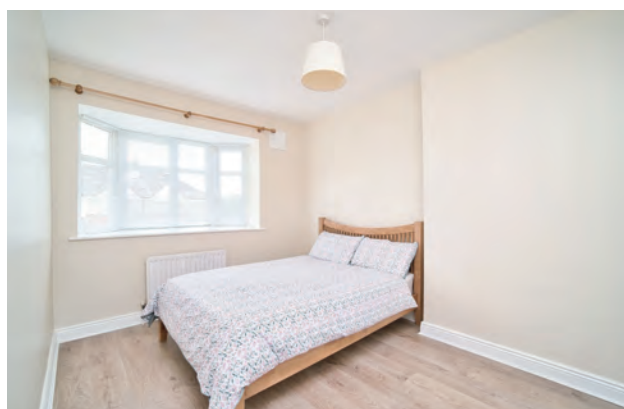
Laminate flooring, coving, two light shades, feature fireplace with granite hearth, , TV point, curtains, venetian blinds and sliding doors leading into rear garden.



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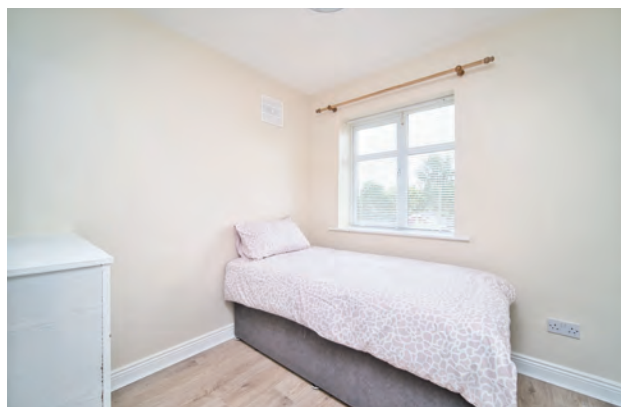
Kitchen	2.6m x 5.6m	Tiled flooring, two light shades, door out to the back garden, blinds, fitted kitchen, shaker style and floor units, tiled splashback, stainless steel sink, all appliances included oven, hob, washing machine, fridge, freezer and door into kitchen/dining.
Landing	3m x 1.73m	New carpet on stairs and landing, recently painted throughout, light fitting, hot-press with shelves and attic access.
Master Bedroom	3.73m x 3.28m	Laminate flooring, fitted wardrobes, light shade, curtain pole and blinds.
En-suite	2.05m x 1.53m	Tiled flooring, half tiled walls and tiled around shower cubicle, w.c., w.h.b., extractor fan and light fitting.



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Bedroom 2	2.8m x 4.24m	Front facing, laminate flooring, fitted wardrobes, light shade, curtain pole and venetian blinds.
Bedroom 3	3.11m x 2.46m	Front facing, laminate flooring, fitted wardrobes with shelving, light shade, curtain pole and venetian blinds.
Bathroom	2.14m x 1.9m	Tiled flooring, bath with shower screen and electric Triton shower, w.c., w.h.b., light fitting and extractor fan.
Garden	13m x 6.9m	Lawn area and timber shed and not overlooked.



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Additional Information:

Gross internal floor area approx. 104sq.m
(1,119sq. ft)
Wired for alarm
Positioned at the end of a cul-de-sac
Long drive would fit 3-4 cars
Double glazed windows throughout
Lawn to front
Gated side entrance
PVC fascia and soffits

Services:

Mains water
Gas fire central heating

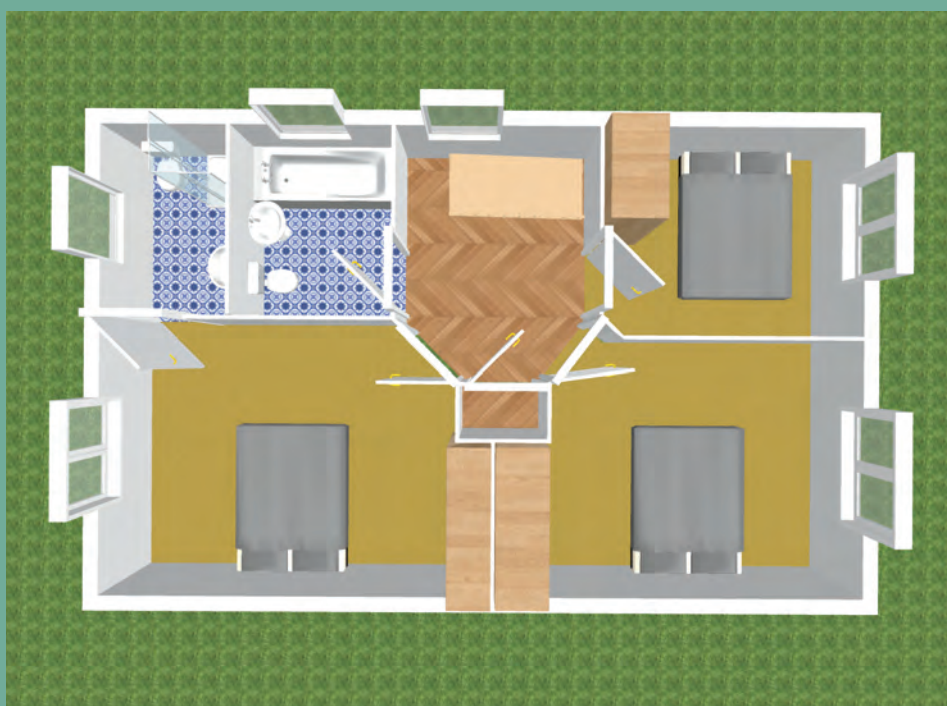
Items Included in sale:

Oven, hob, curtains, blinds and light fittings.



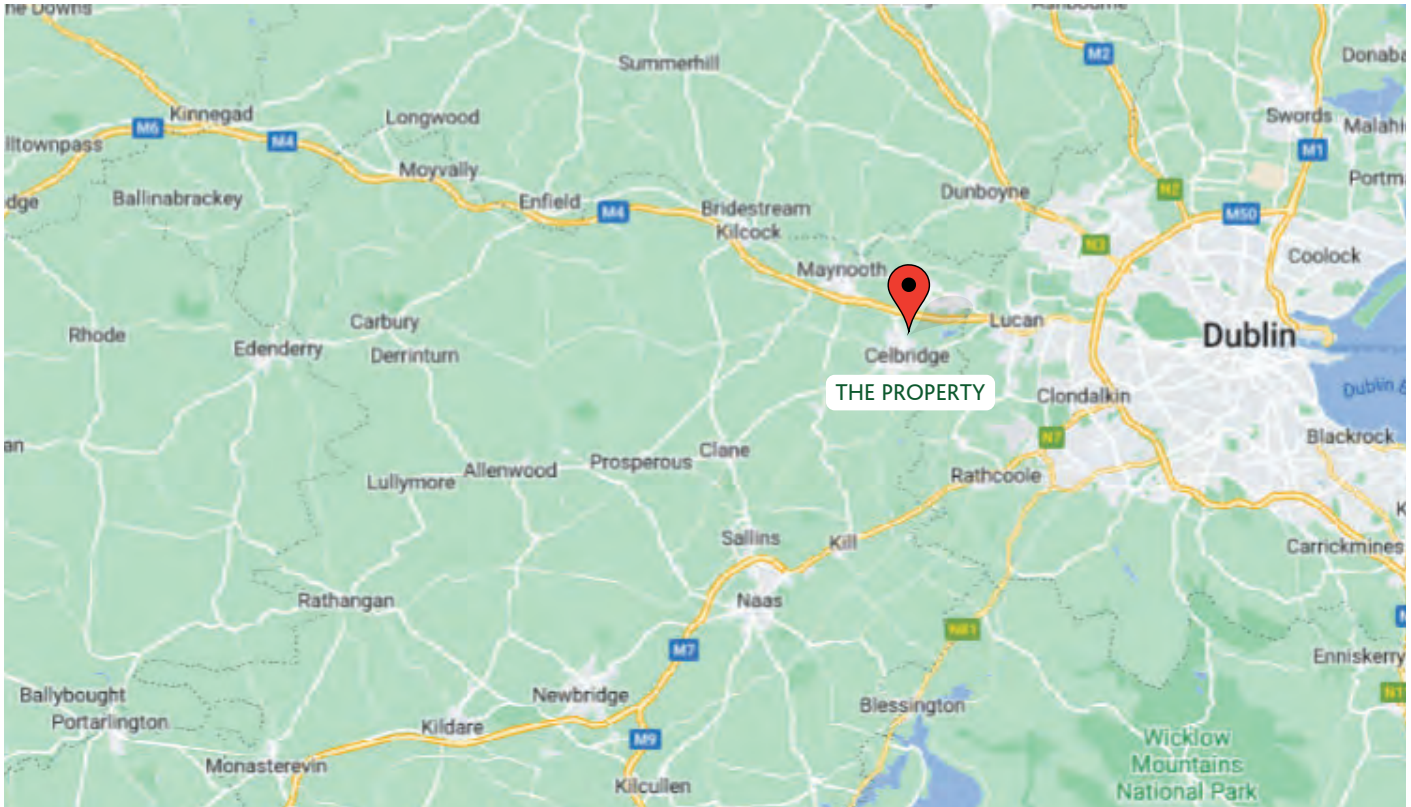
Floor Plans

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Directions

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Directions

W23 Y862

BER

BER C2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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