

# Residential

**Coonan**  
PROPERTY



## 73 Priory Lodge, St Raphael's Manor, Celbridge, Co. Kildare

- Coonan Property proudly presents this bright and spacious 2-bedroom end-terrace home, extending to approx. 89 sq.m, ideally located just 400m from Celbridge Main Street
- Accommodation includes entrance hallway, generous living room, open plan kitchen/dining room, two double bedrooms, and a stylish main bathroom
- Well-proportioned throughout with a large living space and a flexible kitchen/dining area ideal for a second seating or lounge zone
- Presented in excellent decorative order, ready for immediate occupancy
- Ample off-street parking to the front, with well-maintained lawned gardens to both front and rear
- Prime setting just a 1-minute walk to the L59/X27 bus stop and only 3 to 4 minutes from Celbridge Main Street and its full range of amenities
- An ideal first-time buy or a smart option for those trading down – early viewing is highly recommended!

2 bedroom end-terrace  
home extending to  
approx. 89 sq.m  
(958 sq.ft)

Guide Price:

**€375,000**

Private Treaty



# Accommodation

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Entrance  
Hallway

**2.36m x 2.07m**

Laminate flooring, coving and light shade.

Living Room

**3.66m x 4.92m**

Laminate flooring, fireplace with electric fire insert, TV point, curtains, blinds coving and light fitting.

Kitchen/  
Dining

**(3.4m x 1.88m) +  
(3.5m x 6.38)**

Laminate and tiled flooring, shaker style fitted wall and floor units, tiled splashback, stainless steel sink, oven, hob, extractor fan, fridge freezer, recessed lights, under stair storage and door leading to rear garden.

Landing

**0.95m x 2.78m**

Carpet on stairs, laminate flooring on landing, attic access and light fitting.



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**Master  
Bedroom**

**3.1m x 3.57m**

Laminate flooring, fitted wardrobes, light shade, curtains and blinds.

**Bedroom 2**

**3.3m x 3.6m**

Laminate flooring, fitted wardrobes, light shade, curtains and blinds.

**Bathroom**

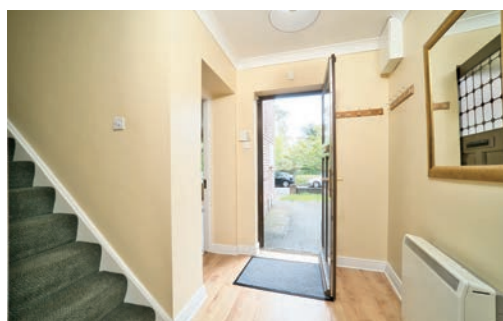
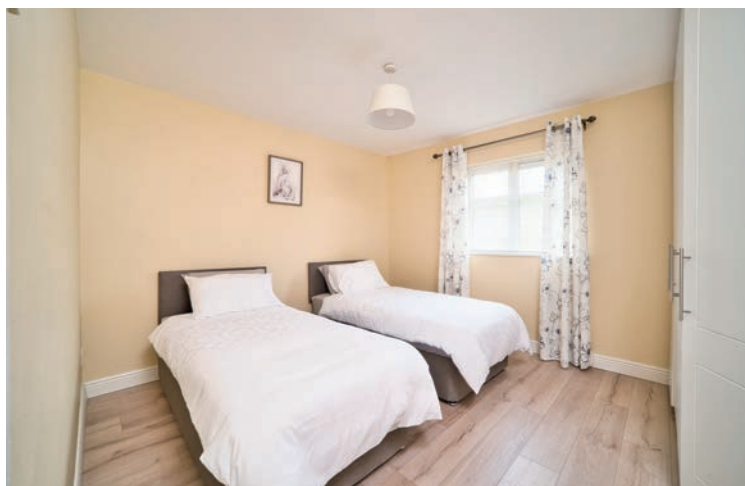
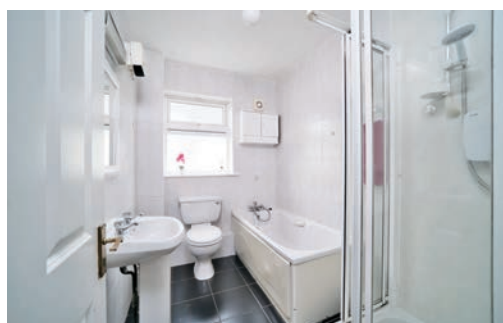
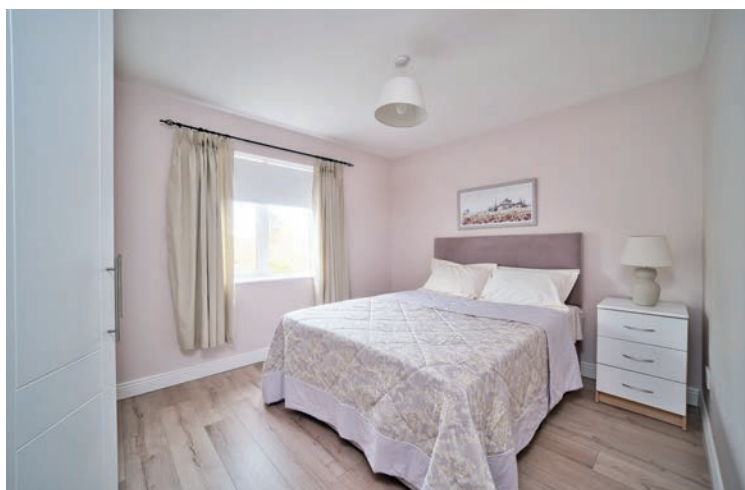
**2.6m x 1.76m**

Fully tiled, bath, w.c., w.h.b, shower cubicle with electric Triton shower, extractor fan and light fitting.

**Garden**

**9.5m x 5.14m**

Lawn area and barna shed.



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## **Additional Information:**

Gross internal floor area approx. 89 sq.m (958 sq. ft)  
Built in 2001  
Outside light  
Barna shed  
PVC fascia and soffits  
Wired for an alarm  
Parking for one car with potential for more on lawn area  
Low maintenance brick and dashed exterior

## **Items Included in sale:**

Oven, hob, extractor fan, fridge freezer, light shades, curtains and blinds.

## **Services:**

Mains water  
Electric storage heating

## **Entrance Driveway:**

Lawn area and parking.





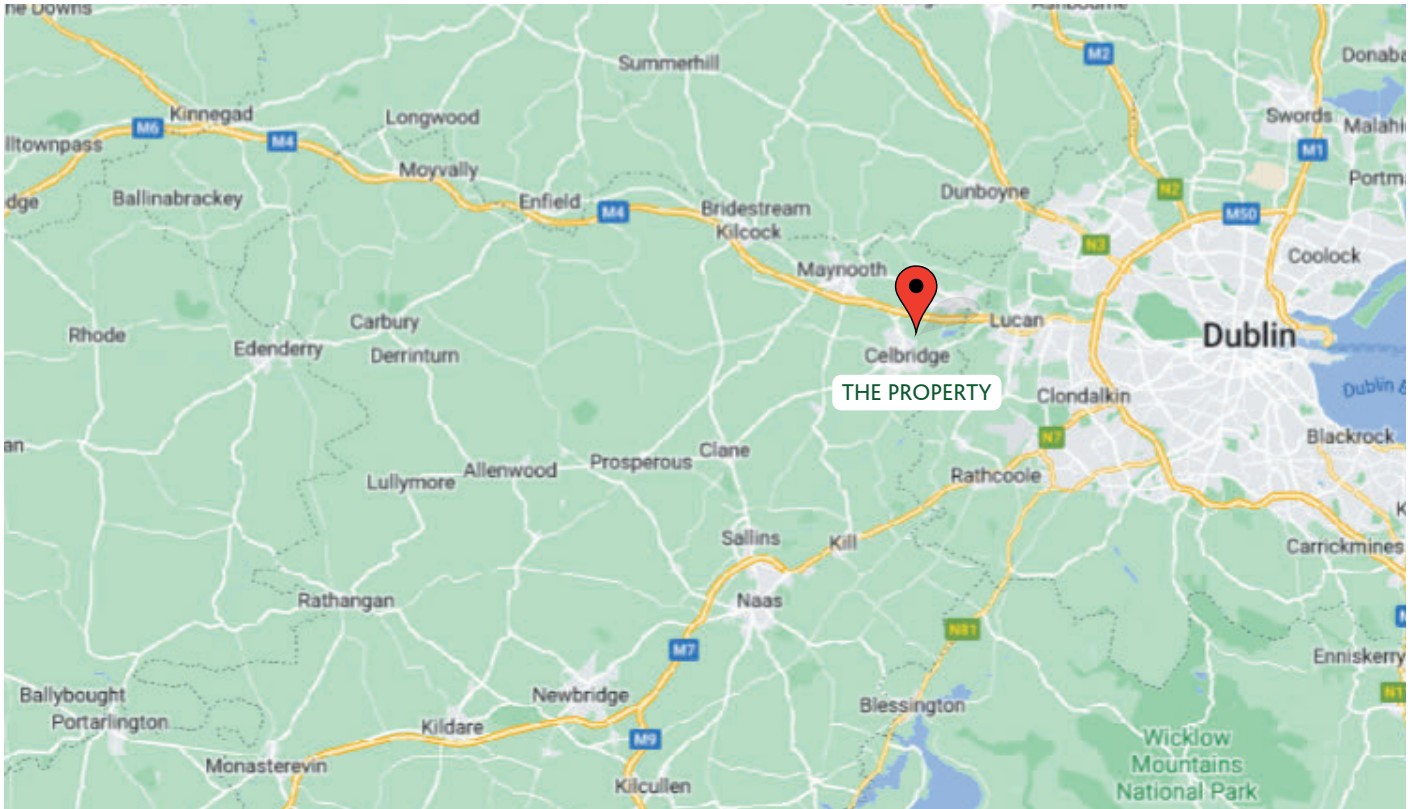
# Floor Plans

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# Directions

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## Directions

W23 HT67

**BER**

**BER C2**

## Viewing

By prior appointment at any reasonable hour.

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### Contact Information:

Mick Wright

016288400

mickw@coonan.com

PSRA No.: 003764.

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For all your mortgage needs contact:

Dermot Horan / Romana Anca

01 505 2718

admin@coonanmortgage.com

coonan.com