

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

EMAIL: office@teamlorraine.ie
PRSA ID: 002196

Office: 01 627 2770/ 01 628 3660

Mobile No's: Lorraine 086 831 5305 / Lesley 0872540757 / Vikki 0879559499

28 Crodaun Forest Park, Celbridge Co. Kildare, Co. Kildare. W23XY13.



'Circle of Legends' National and International Award-winning agent, Team Lorraine Mulligan of REMAX Results, proudly presents this spacious and well-presented four-bedroom semi-detached home with a garage in the highly sought-after and mature residential development of 'Crodaun Forest Park' in Celbridge, Co. Kildare. This lovely home comes to the market in excellent condition and offers massive potential for buyers looking to personalise and make a home their own.

Offers in Excess of €495,000



Main Street, Celbridge, Co. Kildare
 Tel: 01 6272770
 Fax: 01 6272720

Unit 2, 11 Lower Main Street, Lucan, Co. Dublin
 Tel: 01 6283660
 Fax: 01 6272720

Email: office@teamlorraine.ie
 Websites www.remax.ie www.teamlorraine.ie

RE/MAX National No.1 Top Selling Agent & Office 2007-2017
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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

ACCOMMODATION
DOWNSTAIRS ACCOMMODATION

PORCH:
Large window, tiled floor area leading to front entrance door and hallway.

HALLWAY:
Coving, light fitting, wooden floor.

GUEST W.C:
Light fitting, W.C, W.H.B., floor tiles, understairs storage with shelving.

KITCHEN/DINING ROOM: 7.06m x 4.67m
Coving, light fitting, high quality oak fitted kitchen with wall and base units, kitchen island unit, tiled splash back, stainless steel sink, extractor fan, floor covering, door leading to garden.

SITTING ROOM: 5.94m x 4.52m
Coving, centre rose, light fitting, blind, feature a multi fuel stove, carpet, double doors leading to dining room.

DINING ROOM: 4.78m x 4.83m
Coving centre rose, light fitting, sliding door leading to garden area.

GARAGE:
Light fitting, shelving, gas boiler, ideal for storage or suitable for conversion subject to the relevant planning permission.

UPSTAIRS ACCOMMODATION

LANDING:
Light fitting, blind, attic access, hot press with dual immersion and shelving, carpet.

BEDROOM 1: 3.72m x 4.2m
Light fitting, fitted wardrobes, carpet, phone point.

BEDROOM 2: 3.58m x 2.70m
Light fitting, blinds, curtains, fitted wardrobes, carpet.

BEDROOM 3: 3m x 2.382m
Light fitting, curtains, fitted wardrobes, carpet, phone point, electrical 'Triton T90sr' shower.

BEDROOM 4: 2.1m x 3.4m
Light fitting, blind, curtains, carpet.

BATHROOM: 2.4m x 1.9m
Light fitting, blind, fully tiled, designer bathroom suite, W.C., W.H.B., bath and rainfall shower.



FEATURES INTERNAL:
Well-presented home in turnkey condition
High quality fixtures & Fittings
Well-proportioned rooms
Fully alarmed
Designer bathroom
Stove 18 months old
Fitted wardrobes in bedroom 1 & 2 replaced within the last 12 months
All light fittings included in the sale
Washing machine 6 months old
Selected curtains included in the sale

FEATURES EXTERNAL:
Landscaped, private, sunny rear garden with decking and lawn
Paved front driveway with parking up to 3 cars
Double glazed windows
PVC soffits and fascia
Property not overlooked front or rear
Side entrance
Sought after development in a tranquil cul de sac location
Nestle in a cul de sac
Walking distance from Celbridge village
Composite decking 2023
Private access to forest walk

SQUARE FOOTAGE: C. 123sqm (This includes the garage as per BER REPORT)

HOW OLD IS THE PROPERTY: Built in 1979

BACK GARDEN ORIENTATION: South facing

BER RATING: C2 - 191.2 kWh/m²/yr with an A3 potential as per BER report.

BER NUMBER: 103325387

CALCULATED ANNUAL CO2 EMISSIONS: 36.5 kgCO2 /m²/yr

SERVICES: Mains water and mains sewerage

HEATING SYSTEM: Natural gas

GARDEN ORIENTATION: South facing

DISCLAIMER:
All information provided by the listing agent/broker is deemed reliable but 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**

