

**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](http://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](mailto: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](mailto: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](http://teamlorraine.ie), [myhome.ie](http://myhome.ie) and [daft.ie](http://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](mailto:office@teamlorraine.ie)**  
**PRSA ID: 002196**

**Office: 01 627 2770/ 01 628 3660**

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

**Ardmore, Loughlinstown Road, Celbridge, Co. Kildare, W23 TF10.**



Presenting an exceptional opportunity to acquire a delightful 4 bed detached bungalow with a detached garage on C.1/3 acre site located on the Dublin side of Celbridge. This charming bungalow can be moved into with ease, peace and comfort as it has been freshly painted for sale and enjoys vacant possession. 'Ardmore' is in need of modernisation but is the perfect blank canvas for the new discerning buyer who would like to put their own stamp.

**Offers in Excess of €645,000**



**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**

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Email: [office@teamlorraine.ie](mailto:office@teamlorraine.ie)  
 Websites [www.remax.ie](http://www.remax.ie) [www.teamlorraine.ie](http://www.teamlorraine.ie)

RE/MAX National No.1 Top Selling Agent & Office 2007-2017  
 Lorraine Mulligan Ltd. T/A Team Lorraine Mulligan. Directors: Lorraine Mulligan, Lesley Kennedy  
 VAT No. IE 9669142H Registered in Ireland No: 446829 PSRA Licence No: 002196



## ACCOMMODATION

PORCH: 3.1 x 1.30m

Light fitting floor tiles with a marble surround.

L SHAPED HALLWAY: 9.51m x 2.58mC

Coving, centre rose, light fitting wall, lights, dado rail, wooden floors, radiator cover.

KITCHEN/DINING AREA: 6.43m x 4.30

Light fitting, fitted kitchen, tiled, splash back area, stainless steel sink, water, tap, electric cooker, washing machine, area fully plumbed, dishwasher, granite worktops, woodburning, stove, brick feature fireplace, hot press with immersion.

DINING ROOM: 3.75m x 2.60

Coving, centre rose, light fitting, wall lights, brick feature open fireplace, carpet.

SITTING ROOM: 5.50m x 3.73m

Coving, centre rose, light fitting, wall lights, brick feature fireplace with a wood burning stove, fitted bookshelves, wooden floors.

BEDROOM 1: 3.30m x 3.18

Wall light, fitted units, wooden floors, French double doors leading to garden area.

BEDROOM 2: 3.18m x 3.00m

Fitted wardrobes wooden floors.

GUEST WC: 2.0m x 1.04m

W.C., W.H.B., mirror, wall tiles, wooden floor.

BEDROOM 3: 2.90m x 2.71m

Fitted wardrobes wooden floor.

BEDROOM 4: 2.74m x 2.72m

Fitted wardrobes, wooden floor.

BATHROOM: 2.99m x 2.42m

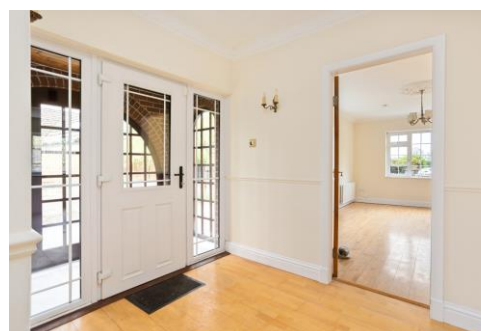
Light fitting, wall tiling, floor tiling, W.C.,W.H.B., walk-in wet area electric `Triton T90SR2` shower.

L SHAPED WRAPAROUND CONSERVATORY: 10.85m x 9.89m

Light fitting, floor tiles, French double doors leading to garden area, side door leading to side entrance, door leading from the kitchen.

DETACHED GARAGE: 8.52m x 4.13m

With electrics, oil boiler, pump.



## FEATURES INTERNAL:

Front porch

Front composite front door

Superb home with lots of potential

This home has got great character and a great feel to it

Fully fitted kitchen

Two wood burning stoves

Upgraded sanitary ware

4 bedrooms

Turnkey and in very good condition

Freshly painted for sale

## FEATURES EXTERNAL:

Mix of double and single glazed windows

Mature gardens

Front gate

Side gates

Vehicular access right down the side

Property not overlooked to the front or directly to the back

Pretty front garden with off street parking

Huge potential with this superb property

Generous sized block shed to the side of the house useful for multiple uses subject of course to the relevant PP.

Tarmac driveway

A visual clear boundary

SQUARE FOOTAGE: C. 1,400sqft / C.130sqm.

HOW OLD IS THE PROPERTY: Under 45 years old

BACK GARDEN ORIENTATION: West facing back garden.

BER RATING: D2 - 282.24 kWh/m<sup>2</sup>/y

BER NUMBER: 112484829

CARBON DIOXIDE EMISSIONS INDICATOR: 74.92kgCO<sub>2</sub> /m<sup>2</sup>/yr

SERVICES: Mains water and mains sewerage.

HEATING SYSTEM: Solid fuel and oil fired central heating.

REASON FOR SALE: This is probate sale and probate has been granted

DISCLAIMER. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

**RE/MAX NATIONAL TOP SELLING & LETTING AGENT**  
**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**

