

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

**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**

7 Abbey Lane, Abbeyfarm, Celbridge, Co. Kildare. W23 K199.



Award winning International REMAX Agent, Team Lorraine Mulligan of RE/MAX Results welcomes to No.7, a stunning 3-bedroom detached dormer-style bungalow that effortlessly combines charm, space, and modern convenience. Nestled in a peaceful and sought-after location, this home is designed to offer both comfort and functionality, making it perfect for families, downsizers, or anyone seeking a serene retreat. This home is in immaculate condition with a lovely positive feel and energy.

Offers in Excess of €498,000



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Tel: 01 6272770
Fax: 01 6272720

Unit 2, 11 Lower Main Street, Lucan, Co. Dublin
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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
Lorraine Mulligan Ltd. T/A Team Lorraine Mulligan. Directors: Lorraine Mulligan, Lesley Kennedy
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ACCOMMODATION
DOWNSTAIRS ACCOMMODATION

HALLWAY: 6.3m x 2.8m
Coving, recessed lighting, Composite front door, alarm system, dado rail, wooden flooring in hallway, carpet on stairwell under the stairs storage press.

GUEST WC: 1.96m x .95m
Light fitting, W.C, W.H.B, gas boiler, floor covering.

KITCHEN/DINING ROOM: 7.82m x 3.15m
Recessed lighting, fitted kitchen with wall and base units, island unit quartz worktop, `Retro` tiled splashback area, quartz sink, 4 plate induction hob, extractor hood, integrated dishwasher, integrated oven and microwave, wooden flooring, bay window with French double doors leading to the garden area.

SITTING ROOM: 4.46m x 3.68m
Coving, centre rose, light fitting, features a bay window, curtains, blind, wood burning stove, wooden floor, TV point.

BEDROOM 3: 2.81m x 2.54m
Coving, light fitting, blind, curtains, wooden floor.

ENSUITE/WET AREA: 2.15m x 1.51m
Light fitting, extractor fan, W.C, W.H.B, walk in wet area shower, electric `TritonT90sr shower, wall tiles, floor tiles.

UPSTAIRS ACCOMMODATION

LANDING: 3.94m x 2.6m
Coving, carpet, hot press.

BEDROOM 1: 3.83m x 3.67m
Light fitting, fitted slide robe, wardrobe, fitted dressing table, curtains, carpet.

ENSUITE: 2.25m x 1.68m
Light fitting, W.C, W.H.B, bath, wall tiles, floor covering.

BEDROOM 2: 3.95m x 3.24m
Light fitting, fitted slide robe wardrobe, curtains, carpet.

ENSUITE: 2.44m x 1.68m
Light fitting, W.C, W.H.B, shower, wall tiles, floor covering.

BACK GARDEN:
West facing garden with two side entrance gates, a lean to, a patio area, raised flowerbeds, and detached block shed.



FEATURES INTERNAL:

All light fittings included in the sale
All blinds included in the sale
All curtains included in the sale
Home in beautiful condition with very little wear and tear
Stunning interior
New and modern fully fitted kitchen with quartz work tops
Kitchen electrical appliances included in sale as per kitchen description
Downstairs bedroom with an ensuite with a walk in wet area
Property fully alarmed

FEATURES EXTERNAL:

PVC double-glazed windows
Property located in a quiet cul-de-sac
Garden block shed
Lawn area and patio area to the rear
Two side gates
A lean to on one side passage
Garden tap
Electric socket in the garden
Outside lights
Off-street safe and secure parking to the front

SQUARE FOOTAGE: C. 119sqm/ C. 1,280sqft

HOW OLD IS THE PROPERTY: Built in 1993

BACK GARDEN ORIENTATION: West facing

BER RATING: C1 with a potential of a B1 153.19 kWh/m²/yr

BER NUMBER: 102113792

SERVICES: Mains water, mains sewage and high-speed broadband availability.

HEATING SYSTEM: Gas.

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**

