

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**

Teach Mo Chroi, Portgloriam, Kilcock, Co. Kildare. W23 F82K.



Award-winning auctioneering team since 2003, Team Lorraine Mulligan of RE/MAX Results Celbridge & Lucan proudly welcomes you to 'Teach Mo Chroi', a charming B3 BER rated and spacious five-bedroom family home set on its own private C. 1 acre site in the peaceful countryside of Kilcock yet only minutes' drive from the delightful village of Kilcock, it's train station and all excellent local amenities such as schools, shops, bars, restaurants, super markets, sporting amenities, medical centres etc

Offers in Excess of €689,950



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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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DOWNSTAIRS ACCOMMODATION

ENTRANCE HALL: (L SHAPED)

Coving, light fitting, carpet on stairwell, wooden floors in hallway, hot press with an immersion.

KITCHEN/DINING AREA: 6.76m x 4.18m

Coving, light fittings, fitted kitchen with wall and base units, worktops, tiled splash back area, crystal display cabinet, stainless steel sink, area fully plumbed, 4 plate electric hob, oven, integrated dishwasher, floor tiles, French double doors leading to garden.

UTILITY ROOM: 2.46m x 1.76m

Fitted units, countertop, area fully plumbed, tiled floor, door to garden.

SITTING ROOM: 4.77m x 3.96m

Coving, center rose, light fitting, features a bay window, blinds, attractive fireplace with a wood burning stove, wooden floor, double doors leading to a sunroom.

SUNROOM: 4.57m x 3.96

Centre rose, light fitting, blinds, tiled floor, access to patio/garden.

BEDROOM 1: 3.87m x 3.96m

Light fitting, blind, curtains, wooden floor, wall lights.

ENSUITE: 1.43m x 2.06m

Light fitting, extractor fan, shaving light and socket, wall tiling, W.C., W.H.B, shower, shelving, floor tiles.

BEDROOM 2: 2.58m x 3.40m

Light fitting, blind, curtains, fitted wardrobes, wall light, carpet.

BEDROOM 3: 4.15m x 2.97m

Light fitting, blind, curtains, carpet.

BATHROOM: 3.155m x 2.06m

Light fitting, extractor fan, shelving, W.C, W.H.B, mirror, shower.

UPSTAIRS ACCOMMODATION

LANDING: 3.68m x 1.06m

Light fitting, wooden floor, access to the attic.

BEDROOM 4: 5.72m x 4.81m

Light fitting, `Velux` windows with blinds, side storage panels, wooden floor.

ENSUITE BATHROOM: 3.49m x 1.94m

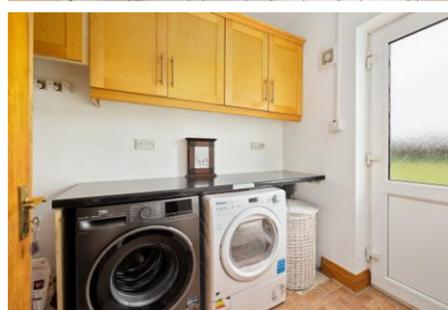
Wall tiling, W.C., W.H.B., with a vanity unit, mirror, corner shower with an electric `Triton T90sr` shower, floor covering.

BEDROOM 5: 5.68m x 3.97m

Light fitting, `Velux` windows with blinds, side storage panels, wooden floor.

ENSUITE: 2.52 m x 1.32m

Light fitting, extractor fan, wall and floor tiles, W.H.B and vanity unit, mirror, W.C, shelving, electric `Triton Novel sr` shower.



FEATURES INTERNAL:

A cozy B3 BER rated home meaning that buyers can apply for the `Green Energy` mortgage thereby making their monthly repayments less every month

Bright and spacious entrance hallway

Large living room with feature fireplace with a cozy wood burning stove

Sunroom built with house providing additional living space and garden views

Generous open-plan kitchen/dining room ideal for family living

Separate utility room for additional storage and laundry solutions

Five well-proportioned bedrooms with three bedrooms having ensuites

Excellent layout offering flexible living space

Ideal for home for expanding families and clients working from home.

FEATURES EXTERNAL:

PVC double glazed windows

Very attractive looking 5 bed detached family home

Beautiful countryside setting

Set on a C. 1 acre site

Ample parking for cars and teenagers starting to drive (The big issue with some of the estates now is that there is not enough parking for extra cars and older children are now living longer with their parents because of spiralling house prices and soaring rent price and lack of rented accommodation)

Sweeping tarmac driveway

Impressive wrought iron entrance gates

Outside tap

Detached garage (Suitable for many uses subject to the relevant planning permission)

Mature setting with excellent outdoor space for families

Close to Kilcock, Maynooth and major commuter routes, N4 + Motorway

SQUARE FOOTAGE: C.217 sqm/C. 2,335sqft

HOW OLD IS THE PROPERTY: C. 26 years

BACK GARDEN ORIENTATION: East facing

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Gas fired central heating

BER RATING: B3 - 146.08 kWh/m²/yr with a potential A3

BER NUMBER: 108049057

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
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.

