

**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

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**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**

**18 Glen Abhainn Crescent, Enfield, Co. Meath. A83 T386.**



'Circle of Legends' and international award winning REMAX Agent, Team Lorraine Mulligan of RE/MAX Results welcomes you to this simply stunning four bed semi-detached home with a huge amount of expensive extra home improvements including an upgraded kitchen, upgraded downstairs guest W.C, ensuite and bathroom. The current owners have exceptional taste, and this home is beautifully interior designed. This very special home overlooks a large and manicured green area.

**Offers in Excess of €395,000**



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

UPGRADED KITCHEN/DINING AREA: (L Shaped) 5.57m x 5.18m  
Coving, 'Plantation style shutters', radiator cover, light fittings, upgraded high quality fitted kitchen with wall and base units, Belfast sink, 'Mediterranean Style' tiled splash back area, gas hob, chrome extractor fan, double oven, microwave, American fridge freezer, integrated dishwasher, integrated wine cooler, French Doors leading to the garden area, wooden panelling, wooden floor, double doors leading to the sitting room area.

UTILITY ROOM: 1.99m x 1.61m  
Light fitting, fitted units, gas boiler, area fully plumbed, back door leading to the garden area.

UPGRADED GUEST WC:  
Light fitting, extractor fan, wooden panelling, W.C., W.H.B., wall tiles, floor tiles.

SITTING ROOM: 5.36m x 3.60m  
Coving, recessed lights, 'Plantation style shutters' curtains, wooden panelling, feature designer fireplace with a multi-fuel stove, carpet, double doors leading to the kitchen/dining area.

HALLWAY: 5.05m x 1.81m  
Light fitting, radiator cover, wooden panelling, alarm key panel, carpet on stairwell, ceramic tiles in hallway, fuse box.

BEDROOM 1: 4.43m x 2.52m  
Light fitting, 'Plantation style shutters', curtains, radiator cover, fitted wardrobes, shoe store, carpet.

UPGRADED ENSUITE: 1.81m x 1.63m  
Light fitting, extractor fan, wooden panelling, wall tiling, floor tiling, W.C., W.H.B, 'Rain Shower Head and handheld shower head, glass shower door, antique style heated towel rail.

BEDROOM 2: 3.63 x 2.74m  
Light fitting, Roman blind, radiator cover, wooden floor.

BEDROOM 3: 2.74m x 1.74m  
Light fitting, fitted wardrobe, Roman blind, wooden floor.

BEDROOM 4: 3.03m x 2.37m  
Light fitting, 'Plantation style shutters', fitted wardrobes, radiator cover, wooden floor.

BATHROOM: 2.20m x 1.68m  
Light fitting, extractor fan, wooden panelling, wall tiling, floor tiling, W.C., W.H.B, 'Rain Shower Head and handheld shower head over bath, glass shower door, antique style heated towel rail.



FEATURES INTERNAL:  
There is a huge amount of beautiful and very expensive extras in this home  
Upgraded designer fitted kitchen with extra wall and base units  
Upgraded sanitary ware  
Composite front door  
Stunning interior  
Multi-fuel stove  
All light fittings included in sale  
All blind fittings included in sale  
Attic suitable for a conversion  
Property fully alarmed

FEATURES EXTERNAL:  
Upgraded PVC double glazed windows  
Maintenance free exterior  
Outside tap  
Side gate  
Steel garden shed with electrics and outside double socket  
Property located in a quiet cul de sac  
Driveway for off street parking  
Property not overlooked  
Maintenance free garden and large granite patio area

SQUARE FOOTAGE: C. 102sqm/C1,100sqft  
HOW OLD IS THE PROPERTY: Under C. 25 Years Approx.  
BACK GARDEN ORIENTATION: South Facing  
BER RATING: B2 - 121.33 kWh/m²/yr  
BER NUMBER: 105416572  
SERVICES: Mains water & mains sewerage.  
HEATING SYSTEM: Natural gas central heating.

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

