

**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, 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](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**

**296 Maynooth Road, Celbridge, Co. Kildare. W23 YY51.**



International award-winning Auctioneering Team for over 22 years, Team Lorraine Mulligan of RE/MAX Results, welcomes you to 296, Maynooth Road, Celbridge, Co. Kildare. This is an impressive two bed semi-detached bungalow with off street, safe and secure parking as well as a private back garden.

**Offers in Excess of €375,000**



Main Street, Celbridge, Co. Kildare  
 Tel: 01 6272770  
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Unit 2, 11 Lower Main Street, Lucan, Co. Dublin  
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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  
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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

KITCHEN/DINING AREA/LIVING ROOM: 6.05M X 4.32M  
Parana pine ceiling, recessed, lighting, fitted kitchen, Chinese tiles in the kitchen area, stainless steel sink, area fully plumbed, brick feature open fireplace, press with a gas boiler, oven, cooker, hob, extractor fan, washing machine, fridge, French double doors, leading to garden area.

OFFICE: 2.4M X 1.86M  
Light fitting, carpet.

HALLWAY 1: 1.61M X 1.34M  
Access to the attic, coving, recessed, lighting, fuse, box, Chinese slate tiling.

SHOWER ROOM 1: 1.95M X 1.78M  
`Velux` window recessed lighting, wall tiles, floor tiles, W.C., W.H.B with vanity unit, `Triton T90si` electric shower with glass shower doors.

HALLWAY 2:  
Hallway to L-shaped, coving, recessed lighting, Chinese slate tiles, coat rack.

SHOWER ROOM 2: 2.06M X 1.50M  
`Velux` window, recessed lighting, `Mira Elite 2` shower, glass shower doors, Chinese slate floor.

GUEST W.C: 3.28M X .83M  
Coving, recessed lighting, W.C., W.H.B., wall, tiles, Chinese slate flooring.

KITCHEN 2/BEDROOM/SUNROOM/STUDIO: 6.22M X 4.90M  
Recessed lighting, parana pine ceiling, two `Velux` windows, fitted kitchen, worktop, stainless steel sink, area, floor covering.

BEDROOM 2: 6.20M X 2.80M  
Parana pine ceiling, recessed, lighting, French double doors leading to the garden area, Carpet.

BACK GARDEN: 10M X 6.30M  
Lawn area, flowerbeds, not overlooked from the back, small block shed, side entrance, outdoor lighting.



FEATURES INTERNAL:  
All carpets included in the sale  
All light fittings included in sale  
Property fully alarmed  
Excellent location  
Quiet and mature area  
Home with lots of potential and can be left as two one bed apartments or brought tighter as a one property. Was previously used as an art studio and workshop.

FEATURES EXTERNAL:  
PVC double glazed windows  
PVC fascia & soffit  
Outside tap  
Outside lights  
Landscaped mature gardens  
Raised flower beds  
Sige side gate  
Property not directly overlooked to the back  
Back garden measure approximately 10M X 6.30M  
Safe off-street parking

SQUARE FOOTAGE: C.93sqm / C.1,000sqft.

HOW OLD IS THE PROPERTY: Original property built in 1940s and extended in the late 1990s.

PREVIOUSLY SUB DIVIDED INTO 2 ONE BED APTS: Rent charged were €1,284 and €1,404 and both rents where up for review.

BACK GARDEN ORIENTATION: East facing.

BER RATING: E2– 378.29 kWh/m²/yr (Much higher potential).

BER NUMBER: 100117886

CARBON DIOXIDE EMISSIONS INDICATOR: 66.26 kgCO2/m2/yr

SERVICES: Mains water & sewerage.

HEATING SYSTEM: Gas fired 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  
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

