

**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**

**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**

**22 Castle Village Walk, Celbridge, Co. Kildare. W23 VX52.**



'Circle of Legends' & Award-Winning International RE/MAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results is delighted to present No. 22 Castle Village Walk. This exceptional, beautifully maintained, modern, and spacious 4-bedroom semi-detached home is ideally located within the highly sought-after and mature development of Castle Village in Celbridge.

**Offers in Excess of €520,000**



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 Tel: 01 6272770  
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 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  
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## ACCOMMODATION

### DOWNSTAIRS ACCOMMODATION

**KITCHEN (EXTENSION):** 5.95m x 5.5m  
Velux windows, light fittings, Venetian blinds, cream shaker wall and floor cabinets, granite worktop, granite splashback area, double oven, hob, extractor fan, microwave, island with granite worktop, stainless sink, integrated dishwasher, storage space, wine rack, crystal display cabinet, high gloss floor tiles, French doors leading to garden area.

**DINING AREA:** 4.27m x 5.85m  
Spotlights, light fitting, coving, electric affect fire (?), high gloss tiles, French door leading to garden area.

**UTILITY ROOM:**  
Light fitting, wall and floor cabinets, area fully plumbed, washing machine, dryer, high gloss floor tiles.

**LIVING ROOM:** 5m x 3.43m  
Light fitting, coving, centre rose, blinds, curtains, features bay window, features fireplace with surround hearth, wooden floor.

**GUEST WC:**  
Light fitting, wall and floor tiles, WC, wash hand basin.

**HALL:**  
Light fitting, centre rose, coving, radiator cover, dado rail, wooden floor, carpet on the stairs, front porch area, under the stairs storage.

### UPSTAIRS ACCOMMODATION

**LANDING:**  
Light fitting, dado rail, hot press with dual immersion, shelving and storage, carpet, attic access with folding attic stairs.

**BEDROOM ONE:** 3.97m x 2.59m  
Light fitting, Roman blind, fitted wardrobes, carpet.

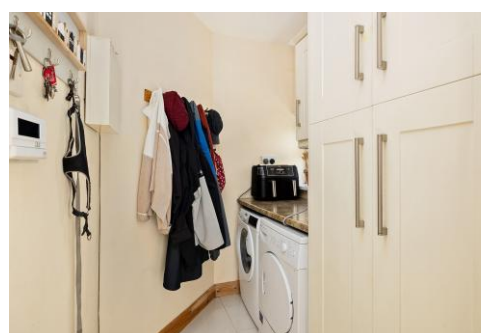
**ENSUITE:**  
Spotlights, extractor fan, heated towel rail, `Triton T90Z` electric shower, wash and basin with vanity unit, WC, wall and floor tiling.

**BEDROOM TWO:** 3.63m x 2.91m  
Light filling, blinds, fitted wardrobes, wooden floor.

**BEDROOM THREE:** 2.23m x 2.23m  
Light fitting, blind, built-in desk/vanity unit, slide robes, wooden floor.

**BEDROOM FOUR/WALK IN WARDROBE/OFFICE:** 2.33m x 2.44m  
Light fitting, blind, fitted wardrobe, floor covering.

**MAIN BATHROOM:** 2.11m x 1.64m  
Spotlights, extractor fan, shaving light and socket, wall-mounted mirror, wash hand basin with mirror, bath with overhead shower, WC, heated towel rail, wall and floor tiles.



### FEATURES INTERNAL:

Bathrooms upgraded  
Kitchen upgraded  
All blinds and curtains included in the sale  
All light fittings included in the sale  
Certain items of furniture possible as an additional option

### FEATURES EXTERNAL:

PVC double glazing  
PVC fascia and soffits  
Teak double glazing in kitchen extension  
Cobble lock patio  
Cobble lock driveway with parking for up to 3 cars  
Outside tap  
Outside light  
Secure light  
Large side entrance outside  
Decking  
Stainless steel shed with lights and a socket  
Mature landscaping  
Raised flower beds  
Decorative lighting  
Outside sockets  
South-facing garden, not overlooked  
Located in a quiet cul-de-sac

**SQUARE FOOTAGE:** 133.84 sqm

**HOW OLD IS THE PROPERTY:** Built in C.1997

**BACK GARDEN ORIENTATION:** South-Facing

**BER RATING:** C2 - 178.68 kWh/m<sup>2</sup>/yr

**BER NUMBER:** 119333615

**EMISSIONS INDICATOR:** 44.44 kgCO<sub>2</sub> /m<sup>2</sup>/yr

**SERVICES:** Mains water, mains sewage.

**HEATING SYSTEM:** Oil fired central heating

**HOUSE STATUS:** Owner-occupied.

**DISCLAIMER:** All information above is compiled from publicly available sources (estate agent brochures, development websites, transport info etc.) and is believed to be accurate at time of writing. Prospective buyers should verify details (travel times, services, local amenities, etc.) independently.

**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**

