

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

3 Abbey Farm Demesne, Celbridge, Co. Kildare. W23 HD5C.



Welcome to No. 3, Abbeyfarm Demesne. This is truly an exceptional 5-bedroom semi-detached residence nestled in the exclusive Abbeyfarm development in Celbridge. Located in a quiet cul-de-sac, this house is one of six elegant homes built in 2019 within the mature setting of Abbeyfarm Estate and overlooks beautifully maintained green areas.

Offers Over €625,000



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

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 Tel: 01 6272770
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Unit 2, 11 Lower Main Street, Lucan, Co. Dublin
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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
 VAT No. IE 9669142H Registered in Ireland No. 446829 PSRA Licence No: 002196

ACCOMMODATION

GROUND FLOOR ACCOMMODATION

HALLWAY: 5.44m x 2.14m
Coving, recessed lights, wooden wall panelling, downstairs storage, wooden flooring in hallway, carpet on stairwell.

KITCHEN/DINING ROOM/LIVING ROOM: 7.25m x 6.15m
Light fittings, high-quality designer fitted kitchen with wall and base units, kitchen island, breakfast bar, quartz worktops, blinds, induction hob, extractor fan, integrated oven, area fully plumbed, integrated dishwasher, integrated fridge-freezer, wooden flooring, TV point, French doors leading to the sitting room.

UTILITY ROOM: 1.82m x 1.59m
Recessed lights, fitted units with wall and base units, area fully plumbed, fuse box.

SITTING ROOM: 5.91m x 3.85m
Coving, recessed lighting, light fitting, blinds, feature electric fireplace, fitted units, TV point, wooden flooring.

GUEST WC: 1.55m x 1.47m
Light fitting, extractor fan, W.C., W.H.B., mirror, wooden wall panelling, floor tiling.

FIRST FLOOR ACCOMMODATION

LANDING:
Recessed lights, wooden wall panelling, hot press with shelving, carpet.

BEDROOM 2: 4.50m x 2.88m
Light fitting, blinds, fitted wardrobes, wooden flooring, TV point.

ENSUITE: 1.91m x 1.82m
Light fitting, extractor fan, W.C., W.H.B., shower, glass shower doors, wall tiling, floor tiling, heated towel rack.

BEDROOM 3: 3.97m x 2.90m
Light fitting, fitted wardrobes, blinds, wooden flooring, TV point.

BEDROOM 4: 3.13m x 2.60m
Light fitting, fitted wardrobes, blinds, wooden flooring.

BEDROOM 5: 3.12m x 2.42m
Light fitting, fitted wardrobes, blinds, wooden flooring.

BATHROOM: 2.19m x 1.85m
Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., vanity unit, shower over bath, glass shower door, heated towel rack.

SECOND FLOOR ACCOMMODATION

LANDING:
Recessed lights, wooden wall panelling, carpet, storage area, velux window.

BEDROOM 1: 5.69m x 4.23m
Recessed lights, blinds, fitted units and wardrobes, wooden flooring, velux window, TV point.



ENSUITE: 2.24m x 1.76m
Light fitting, extractor fan, W.C., W.H.B., power shower, glass shower door, wall tiling, floor tiling, heated towel rack.

FEATURES INTERNAL:
All blinds included in the sale
All light fittings included in the sale
Turn-key home in beautiful condition
Fully fitted kitchen with quartz work tops
Kitchen electrical appliances included in sale as per kitchen description
Property fully alarmed
Cozy and warm A2 rated home
High level of insulation
Timber ultra tech front door
House designed to a high level of specification

FEATURES EXTERNAL:
PVC double-glazed windows
Property located in a quiet cul-de-sac
Garden shed
Lawn area, landscaped flowerbeds and covered patio area in the west-facing back garden
Outside lighting
Outside tap
Cobblelock driveway
Off-street safe and secure parking to the front

SQUARE FOOTAGE: C.161 sqm / C. 1,733 sqft

HOW OLD IS THE PROPERTY: Built in C.2019, HomeBond guarantee in place to October 2029

BACK GARDEN ORIENTATION: West facing

BER RATING: A2 - 48.64 kWh/m²/yr

BER NUMBER: 112659255

EMISSIONS INDICATOR: 9.56 kgCO₂ /m²/yr

SERVICES: Mains water, mains sewage

HEATING SYSTEM: Air to water. Underfloor heating on ground floor.

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**

