

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

13 The Drive, Oldtown Mill, Celbridge, Co. Kildare. W23 PF85.



International award-winning Auctioneering Team for over 23-years, Team Lorraine Mulligan of RE/MAX Results Celbridge & Lucan welcomes you to this delightful four/five bed semi-detached family home with a utility room, spacious accommodation and an attic that potentially could be converted in the future if desired. Many of this type of family home have also built up and over extension above the playroom/office to create even more living accommodation.

Offers in Excess of €575,000



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

Main Street, Celbridge, Co. Kildare
 Tel: 01 6272770
 Fax: 01 6272720

Unit 2, 11 Lower Main Street, Lucan, Co. Dublin
 Tel: 01 6283660
 Fax: 01 6272720

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

DOWNSTAIRS ACCOMMODATION

KITCHEN: 3.01M X 2.32M (OPEN PLAN)

Spotlights, blind, quality fitted kitchen with brushed chrome steel handles and wooden work tops, lots of wall and base units for extra storage, 'Retro' style splashback area, 'Belfast' sink, area fully plumbed, integrated dishwasher, integrated fridge, freezer, 4 plate gas hob, oven, extractor fan, washing machine, tumble dryer, wooden floor.

DINING ROOM/LIVING AREA: 5.36M X 4.58M

Coving, light fitting, radiator cover, blackout blind, curtains, wooden floor, sliding patio doors leading to the back garden and decked area, and double doors connecting to the sitting room.

UTILITY ROOM: 2.34M X 1.511M

Spotlights, fitted units, area fully plumbed, tiles on the floor, back door leading to the side and back garden.

SITTING ROOM: 4.97M X 3.19M

Coving, light fitting, feature fireplace with a coal effect gas fire, black out blinds, curtains, carpet, and double doors connecting to the dining room area.

DOWNSTAIRS BEDROOM/OFFICE/PLAYROOM: 4.54M X 2.32M

Coving, light fitting, blackout blind, curtains, carpet.

HALLWAY: 4.70M X 1.99M

Coving, centre rose, composite front door, light fitting, under the stairs storage, curtains, wooden floor in the hallway, carpet on the stairwell, fuse box, alarm key panel.

GUEST WC:

Light fitting, W.C., W.H.B., wall tiling, wooden panelling, floor tiles.

UPSTAIRS ACCOMMODATION

LANDING: 2.10M X 1.78M

Light fitting, hot press with immersion and shelving, carpet, attic access.

BEDROOM 1: 4.16M X 2.84M

Light fitting, fitted wardrobes, black out blind, curtains, wooden floor.

ENSUITE: 2.54M X 1.08M

Light fitting, extractor fan, shelving, wall tiling, floor covering, W.C., W.H.B., electric 'Triton' T90sr shower.

BEDROOM 2: 3.55M X 2.55M

Light fitting, black out blinds, fitted wardrobes, wooden floor.

BEDROOM 3: 2.70M X 2.58M

Light fitting, fitted wardrobes, blind, curtains, wooden floor.

BEDROOM 4: 2.90M X 2.11M

Light fitting, fitted wardrobes, black out blind, curtains, wooden floor.

BATHROOM (WITH A WINDOW):

Light fitting, wall tiling, floor tiling, W.C., W.H.B., mirror, shower over bath.



FEATURES INTERNAL:

All carpets included in sale
All blinds included in sale
All light fittings included in sale
All kitchen electrical appliances included in sale as per kitchen description
Superb family/starter home/investment property
Massive potential
Utility room
Downstairs bedroom/playroom/office
Potential to build up and over the downstairs bedroom in time if more space required subject of course to the relevant planning permission
Extension to the rear potential subject of course to the relevant planning permission.
Attic conversion potential

FEATURES EXTERNAL:

PVC double-glazed windows
Composite front door
Electric car charger
Maintenance free exterior
Outside lights
Outside tap
Spacious back garden
Side gate
Steel shed
Property not directly overlooked front or back

SQUARE FOOTAGE: C. 1,325.25 sqft/ C.123.13 sqm as per BER

HOW OLD IS THE PROPERTY: Built in C. 2000

BACK GARDEN ORIENTATION: East facing back garden

BER RATING: C1 169.32 kWh/m²/yr with an A2 potential as per BER report.

CO2 EMISSIONS INDICATOR: 29.18 kg CO₂/m²/yr

BER NUMBER: 119154912

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Natural gas-fired central

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**

