

**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**

**173 The Grove, Celbridge, Co. Kildare. W23 XY46.**



Award winning Auctioneering Team for over 21 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this beautifully presented 4 bed semi-detached home, with utility room and rear office. This home comes to the market in excellent condition, with triple glazing, renovated kitchen, internal doors and bathrooms to name but a few of the gems this house has to offer and includes a BER of B3.

**Offers in Excess of €520,000**



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

Unit 2, 11 Lower Main Street, Lucan, Co. Dublin  
 Tel: 01 6283660  
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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  
 VAT No. IE 9669142H Registered in Ireland No: 446829 PSRA Licence No: 002196

**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: 4.86M x 3.53M  
Coving, light fitting, high quality white Shaker kitchen, quartz work top and back splash area, sink, area fully plumbed, integrated dishwasher, double oven, built in microwave, hob, extractor fan, crystal display cabinet, floor covering, leading to utility room.

UTILITY ROOM: 2M x 2.1M  
Light fitting, upper and lower presses, fully plumbed, washing machine, dryer, American fridge freezer, pantry, door leading to garden.

GUEST WC:  
Light fitting, W.C., W.H.B., wall tiles, floor covering.

DINING ROOM/PLAYROOM: 5M x 3.31M  
Coving, light fitting, curtains, solid wooden floor, double doors leading to living room.

SITTING ROOM: 4.13M x 4.76M  
Coving, Light fitting, feature fireplace with a wrought iron inset and polished hearth, curtains, blinds, wooden floor, t.v. point, phone point.

HALLWAY:  
Light fitting, downstairs storage system, wooden floor, carpet on stairs, phone point.

LANDING:  
Light fitting, hot press with immersion and shelving, carpet, attic access, attic partially floored.

BEDROOM 1: 4.32M x 2.73M  
Light fitting, fitted wardrobes, blind, curtains, wooden floor.

ENSUITE:  
Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., power shower.

BEDROOM 2: 2.51M x 3.14M  
Light fitting, curtains, wooden floor.

BEDROOM 3: 2.51M x 3.7M  
Light fitting, fitted wardrobes, blind, curtains, wooden floor.

BEDROOM 4: 3.46M x 2.43M  
Light fitting, fitted wardrobes, vanity /work area, blind, curtains, wooden floor.

BATHROOM: 1.58M x 2.61M  
Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., shower, electric “T90xr” shower.

BLOCK BUILT SHED 1: 2.68M X 5.1M  
Light fitting with G.W.C, W.H.B., floor covering wall tiles.

BLOCK BUILT SHED 2: 2.7M x 2.12M  
Spotlights, wooden floor, Wi-Fi radiator, curtains.



FEATURES INTERNAL:  
All curtains & carpets included in the sale  
All blinds included in sale  
All light fittings included in sale  
All electrical items as per kitchen and utility section included in the sale  
Renovated Kitchen 2020  
Bathroom renovations 2020  
Oak internal door  
Solid oak floor  
Property fully alarmed

FEATURES EXTERNAL:  
PVC triple glazed windows  
Composite front door 2022  
PVC fascia & soffit  
Upgraded oil burner  
Outside tap  
Outside light  
Landscaped mature gardens  
Low maintenance gardens  
Raised flower beds  
Side gates  
Property located in a quiet cul de sac

SQUARE FOOTAGE: 122sqm / 1313sqft

HOW OLD IS THE PROPERTY: C. 45 years old

BACK GARDEN ORIENTATION: East facing

BER RATING: B3 - 149.76 kWh/m²/yr

BER NUMBER: 117546564

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Oil fired central heating.

SCHOOLS IN THE AREA:  
Primary Scoil Mochua Aghards 01 627 2963  
Boys National School - Scoil Na Mainistreach 01 627 1149  
Girls National School – St. Brigid’s Holy Faith Convent 01 627 2922  
Glebe Junior School 01 624 2525  
Primrose Hill School 01 627 3168  
North Kildare Educate Together School 01 627 4388  
Post Primary Salesian College 01 627 2166  
St. Wolstan’s Community School 01 628 8257  
St. Patrick’s Primary School 085 1069985  
Celbridge Community School 087 1818212

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

