

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

20 Thornhill Heights, Celbridge, Co. Kildare. W23 Y229.



Award winning Auctioneering Team for the last 21 years, Team Lorraine Mulligan of RE/MAX Results of North Kildare and West Dublin welcomes you to this wonderful 3 bed semi-detached home located in the heart of Celbridge with a large side entrance. This home although in need of some modernisation oodles a huge amount of potential and opportunity being a corner site with a large side garden for double storey extension to the side and to the rear (subject to planning permission).

Offers in Excess of €435,000



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

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 Tel: 01 6283660
 Fax: 01 6272720

Email: office@teamlorraine.ie
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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
DOWNSTAIRS ACCOMMODATION

KITCHEN/DINING: 3m x 5.2m
Coving, light fitting, cream kitchen cabinets, tile splash back area, stainless steel sink, cooker, fridge freezer, washing machine, ceramic tiles, wooden floor, sliding door leading to garden, curtains, blinds, breakfast bar.

LIVING ROOM: 5.26m x 3.31m
Coving, light fitting, wall lights, feature fireplace, wooden floor, blinds, curtains, TV point.

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

HALLWAY:
Light fitting, ceramic tiles, downstairs storage.

UPSTAIRS ACCOMMODATION

LANDING:
Light fitting, carpet, hot press with dual immersion, storage, attic access, attic space not floored.

BEDROOM 1: 4.2m x 3.3m
Light fitting, curtains, blinds, carpet, fitted wardrobe.

BEDROOM 2: 3.6m x 2.75m
Light fitting, fitted wardrobes, blinds, curtains, wooden floor.

BEDROOM 3: 2.3m x 2.42m
Light fitting, curtains, blinds, one floor wardrobe.

BATHROOM: 2.41m x 1.85m
Light fitting, wall tiling, floor tiling, vanity unit with mirror, W.C., W.H.B., shower, electric `Triton` T902 shower.



FEATURES INTERNAL:
All blinds & carpets included in the sale
All light fittings included in sale
Property fully alarmed

FEATURES EXTERNAL:
Double glazing PVC
PVC fascia & soffit
Large side entrance
Fully alarmed
Raised flower beds
Low maintenance gardens
Block-built shed to the rear with electricity

SQUARE FOOTAGE: 88sqm / 925 sqft

HOW OLD IS THE PROPERTY: C. 38 years old

BACK GARDEN ORIENTATION: West

BER RATING: D1 - 230.38 kWh/m²/yr

BER NO: 103326294

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Oil-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
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**

