

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

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

18 Castle Village Woods, Celbridge, Co. Kildare. W23 XT67.



'Circle of Legends' and Award winning International REMAX Agent, Team Lorraine Mulligan of RE/MAX Results welcomes you to this beautifully presented and freshly painted 3 bed semi-detached bungalow which is located in the quiet, mature and exclusive development of 'Castle Village'. The property offers a contemporary and stylish living space, perfect for those seeking a comfortable and bright home.

Offers in Excess of €395,000



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
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ACCOMMODATION

HALLWAY: 6.6M X 2.2M

Coving light fitting wooden floors, hot press with an immersion.

KITCHEN/DINING AREA: (L-shaped): 5.6 M X 3.4M

Light fitting, fitted kitchen, wall and base units, stainless steel sink area, fully plumbed, wall, tiles, floor tiles, cooker, washing machine, sliding patio door leading to the garden area, access to the attic.

SITTING ROOM: 4.26M X 3.4M

Coving, centre rose, light fitting, feature open fireplace, features bay window, wooden floors.

BEDROOM 1: 3.35M X 2.50M

Light fitting, fitted wardrobes, wooden floors.

BEDROOM 2: 3.2M X 2.4M

Light fitting, fitted wardrobes, wooden floors.

BEDROOM 3: 3.19M X 2.07M

Light fitting, wooden floors.

BATHROOM: 2.9M X 1.7M

Light fitting, wall tiles, floor tiles, W.C., W.H.B., 'Triton' electric shower over the bath.



FEATURES INTERNAL:

Bright and comfortable bungalow

Freshly painted for sale

Turnkey condition

Property enjoys vacant possession for a stress-free closing

Modern home with a mixture of the new and the old

New heating boiler was installed in 2023

Beech wood flooring in the bedrooms, sitting room and hallway

FEATURES EXTERNAL:

Double glazed windows

Outside tap

Outside lights

Landscaped mature gardens

Side gate

Property not overlooked to the front or to the back

Back and front gardens

Pretty front garden with off street parking

Huge potential with this superb property

Garden shed

Outside socket

An external electricity point is available on the side of the house

SQUARE FOOTAGE: C. 861sqft / C.80 sqm.

HOW OLD IS THE PROPERTY: Over 30 years old approx

BACK GARDEN ORIENTATION: West facing back garden.

BER RATING: C3 – 220.6 kWh/m²/yr

BER NUMBER: 112211719

CARBON DIOXIDE EMISSIONS INDICATOR: 55.43 kgCO₂ /m²/yr

SERVICES: Mains water.

HEATING SYSTEM: Oil fired central heating.

RENT REVIEWED IN: 2022

MONTHLY RENT RECEIVED: €1,254.

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**

