

**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**

**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**

**624 River Forest, Leixlip, Co. Kildare. W23 A0W4.**



National and International Award-winning Auctioneering Team for over 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this delightful 3 bed semi-detached property. This home comes to the market in very good condition and can be moved into immediately. This enjoys a good quality kitchen as well as an upgraded fireplace and a modern bathroom and guest W.C. No money needs to be spent on this family residence and the new discerning buyer can move in with ease, peace, and comfort.

**Offers in Excess of €385,000**



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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  
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## DOWNSTAIRS ACCOMMODATION

**HALLWAY:** 4.161m x 1.89m  
Coving, light fitting, fuse box, alarm key panel, downstairs storage, wooden floor, carpet on stair, telephone point.

**REMODELLED AND UPDATED GUEST W.C:**  
Light fitting, wall tiling, floor tiling, W.C., W.H.B., with a vanity unit.

**KITCHEN/DINING ROOM:** 5.66m x 3.41  
Light fitting, blinds, good quality fitted kitchen with extra wall and base units, tiled splashback area, stainless steel sink, area fully plumbed, extractor fan, cooker, dishwasher, fridge freezer, French doors leading to sitting room, back door leading to the garden area.

**SITTING ROOM:** 4.44m x 3.64m  
Coving, light fitting, fitted units, feature fireplace with a polished hearth, blinds, wooden floor, double doors leading to the kitchen/dining area, TV point.

## UPSTAIRS ACCOMMODATION

**LANDING:**  
Light fitting, carpet, attic access with a pull-down stair ladder.

**BEDROOM 1:** 3.52m x 3.47m  
Light fitting, fitted wardrobes, curtains, wooden floor.

**BEDROOM 2:** 3.86m x 3.52m  
Fitted wardrobes, blind, curtain, wooden floor.

**BEDROOM 3:** 2.67m x 2.38m  
Light fitting, blind, fitted wardrobes, wooden floor.

**REMODELLED AND UPDATED BATHROOM:** 2.04m x 1.71m  
Light fitting, wall tiling, floor tiling, W.C., W.H.B., with a vanity unit, bathroom cabinet, bidet, heated towel rail, handheld shower over bath as well as a `Rain` shower head.



## FEATURES INTERNAL:

All light fittings included in sale  
All blinds, included in sale  
All curtains included in sale  
Kitchen appliances included in sale as listed in the kitchen  
Impressive bathroom and sanitary ware  
All rooms spacious and comfortable

## FEATURES EXTERNAL:

PVC double glazed windows  
Outside tap  
Front and back garden  
Off street parking  
Side gate  
Property located in a quiet cul de sac  
Patio area  
Small block shed to the rear

**SQUARE FOOTAGE:** C. 88sqm / C. 950 sqft

**HOW OLD IS THE PROPERTY:** C. 45 years approx

**BACK GARDEN ORIENTATION:** East facing

**BER RATING:** C3 - 46.95kgCo2/m2/yr

**BER NUMBER:** 101689826

**SERVICES:** Mains water & mains sewerage

**HEATING SYSTEM:** Gas 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**

