

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

57 Thornhill Meadows, Celbridge, Co. Kildare. W23 DX21.



Award winning Auctioneering Team for over 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this beautiful three-bedroom, semi-detached home in Celbridge that comes to the market in pristine condition and boasts a considerable amount of expensive luxurious extras as standard like an updated and modern kitchen and a bathroom. Nestled in a tranquil residential neighbourhood, this property exudes warmth and character, making it an ideal family home.

Offers Over €420,000



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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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: 5.19m x 2.96m
Light fitting, high-quality modern kitchen with wall and base units, wall dresser, tiled splashback area, stainless steel sink, area fully plumbed, electric cooker, oven, extractor fan, fridge freezer, dishwasher, washing machine, tumble dryer, area fully plumbed, sliding patio door leading to back garden, wooden floor.

GUEST WC: 1.9m x .74m
Light fitting, W.C., W.H.B., wooden floor.

SITTING ROOM: 5.08m x 3.34m
Coving, centre rose, light fitting, wall lights, feature open fireplace with a wrought iron inset and polished hearth, blinds, curtains, wooden floor.

HALLWAY: 4.67m x 1.77m
Front porch, light fitting, downstairs storage, wooden floor, alarm key panel.

LANDING: 4.92m x 1.72m
Light fitting, hot press with immersion and shelving, carpet, attic access with pull downstairs.

BEDROOM 1: 3.81m x 2.80m
Light fitting, fitted wardrobes, curtains, blinds, wooden floor.

BEDROOM 2: 3.58m x 3.60m
Light fitting, fitted wardrobes, curtains, blinds, wooden floor.

BEDROOM 3: 2.38m x 2.71m
Light fitting, fitted wardrobes, curtains, blinds, wooden floor.

BATHROOM: 2.55m x 1.82m
Light fitting, wall tiling, floor tiling, W.C., W.H.B., walk in wet area with shower, heated towel rail.



FEATURES INTERNAL:

- All curtains included in the sale
- All blinds included in sale
- All light fittings included in sale
- All electrical appliances included in sale
- Renovated kitchen
- Renovated bathroom

FEATURES EXTERNAL:

- PVC double glazed windows
- Outside light
- Low maintenance gardens
- Large side gate
- Building potential to the side subject to the planning permission
- Property located in a quiet cul de sac
- Property not overlooked at the back
- Block built shed

SQUARE FOOTAGE: 85sqm / 914sqft

HOW OLD IS THE PROPERTY: C. 1995

BACK GARDEN ORIENTATION: West facing

BER RATING: C2 – 179.29 kWh/m²/yr

BER NUMBER: 112429675

SERVICES: Mains water, mains sewerage

HEATING SYSTEM: Solid fuel, 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
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**

