

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

740 Old Greenfield, Maynooth, Co. Kildare. W23P3K7.



“Circle of Legends” & Award-Winning International RE/MAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results proudly presents ‘740 Old Greenfield,’ Maynooth — a charming 3-bedroom semi-detached bungalow offering the perfect balance of comfort, convenience, and lots of further potential. This home comes to the market in immaculate and in excellent condition. No money needs to be spent on it.

Offers in Excess of €360,000



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
 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
 VAT No. IE 9669142H Registered in Ireland No: 446829 PSRA Licence No: 002196

ACCOMMODATION

KITCHEN/ DINING AREA: 6.035m x 3.29m
Light fitting, blinds, fitted kitchen with wall and base units, glass kitchen cabinet, countertop, 4 plate electric hob, electric oven, washing machine, extractor fan, wood burning stove, hot press, wooden floor, back door to garden.

SITTING ROOM: 3.91m x 3.33m
Coving, centre rose, light fitting, blind, feature fireplace, wooden floor.

HALLWAY: (T Shaped) 4.31m x 3.28
Recessed lights, attic access with pull downstairs, fuse box, radiator cover, dado rail, floor tiles, alarm key panel.

BEDROOM 1: 3.48m x 3.04m
Light fitting, blind, wooden floor, fitted wardrobes.

BEDROOM 2: 3.83m x 3.33m
Light Fitting, blind, wooden panelling, fitted wardrobes with built in mirror and vanity unit, wooden floors.

BEDROOM 3: 3.37m x 2.1m
Light fitting, blind, fitted wardrobe, wooden floor.

UPGRADED BATHROOM: 2.07m x 1.89m
Light fitting, wall and floor tiling, W.H.B, vanity unit, W.C, heated towel rail, electric `Triton` shower.

GARAGE: 4.89m x 3.74m
Light , shelving.



FEATURES INTERNAL:

All blinds included in sale
All light fittings included in sale
All kitchen appliances included in the sale as listed in the kitchen section
Property fully alarmed
Upgraded interior
Upgraded bathroom
Wooden stove in the kitchen

FEATURES EXTERNAL:

Double glazed windows
Garage
Outside block storage shed
Outside lights
Attractive lawn area front garden
Low maintenance back garden
Side access and rear vehicular access
Not overlooked to the front

SQUARE FOOTAGE: C. 76.32sqm/ C.821sqft

HOW OLD IS THE PROPERTY: Approximately 1966

BACK GARDEN ORIENTATION: North west

BER RATING: E2 with an A2 BER potential

BER NUMBER: 106812704

EMISSIONS INDICATOR: 379.64kWh/m2/yr

SERVICES: Mains water, mains sewage.

HEATING SYSTEM: Oil Fired central heating.

HOUSE STATUS: Owner occupied. Yes

DISCLAIMER

All information provided is deemed reliable but not guaranteed and should be independently verified. No warranties or representations are made regarding the accuracy or completeness of the information provided

RE/MAX NATIONAL TOP SELLING & LETTING AGENT
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**

