

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

51 Ardrath Crescent, Celbridge, Co. Kildare. W23 PF5K.



'Circle of Legends' and Award-winning Auctioneering Team for the last 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this superb 'A' rated energy efficient and tasteful 3-bedroom semi-detached family home located in the much sought-after 'Ardrath' in Celbridge, Co. Kildare. This stylish and energy-efficient home, is situated in a modern, established development of 'Ardrath' on the Dublin side of Celbridge.

Offers in Excess of €498,000



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

KITCHEN/DINING AREA (L SHAPED): 5.77m x 5.70m
Light fitting, high quality fitted kitchen, wall and base units, stainless steel sink, area fully plumbed, integrated fridge freezer, integrated dishwasher, oven, ceramic hob, extractor fan, French double doors leading to garden area, radiator cover, curtains, wooden floor.

UTILITY: 1.60m x 1.09m
Area fully plumbed, floor tiles.

SITTING ROOM: 4.56m x 3.80m
Light fitting, blind, curtains, radiator over, wooden floor.

HALLWAY: 4.91m x 1.79m
Light fitting, wooden floor in hallway, carpet on stairwell, alarm key pad, under the stair's storage.

GUEST W.C: 1.88m x 1.70m
Light fitting, W.C., W.H.B., wall tiles, floor tiles, heated towel rail.

LANDING:
Light fitting, carpet, attic access.

BEDROOM 1: 4.00m x 3.72m
Light fitting, fitted wardrobes, black out blind, carpet.

ENSUITE: 2.15m x 1.69m
Light fitting, W.C., W.H.B., shower, glass shower door, wall and floor tiles, heated towel rail.

BEDROOM 2: 4.42m x 3.22m
Fitted wardrobes, black out blind, carpet.

BEDROOM 3: 3.95m x 2.46m
Black out blind, carpet.

BATHROOM: 2.19m x 1.69m
Light fitting, W.C., W.H.B., with a vanity unit, bath, wall tiles, floor tiles, heated towel rail.



FEATURES INTERNAL:

- All carpets included in the sale
- All blinds included in sale
- All light fittings included in sale
- All kitchen appliances included in sale
- Property fully alarmed
- Composite front door
- Heat recovery ventilation system
- Heat Pump

FEATURES EXTERNAL:

- Triple-glazed windows
- PVC fascia & soffit
- Maintenance free exterior
- Outside lights
- Landscaped mature gardens
- Stone patio area
- Side gate
- Property not overlooked to the front

SQUARE FOOTAGE: C. 113sqm / 1216 sqft

HOW OLD IS THE PROPERTY: Built in C. 2022

BACK GARDEN ORIENTATION: East facing

BER RATING: A2 - 42.91 kWh/m²/yr

BER NUMBER: 116119041

SERVICES: Mains water, mains sewerage

HEATING SYSTEM: Air to water heating system

MANAGEMENT FEES: C. €500 per annum

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**

