

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

302 Chambers Park, Shawbridge, Kilcock, Co. Kildare. W23 A256.



Award winning Auctioneering Team for over 21 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this fabulous three bedroomed mid terrace home with attic conversion. This home is in excellent condition and has been lovingly cared for and renovated by its current owner allowing the discerning buyer just to lay their hat. Some of the upgrades include an attic conversion, renovated bathrooms and a gas boiler to name but a few.

Offers in Excess of €365,000



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

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: 6m x 2.58m

Light fitting, high quality shaker kitchen, tiled splashback area, stainless steel sink, area fully plumbed, American fridge freezer, dishwasher, washing machine, oven, hob, feature a bay window, floor covering, blinds.

GUEST WC:

Light fitting, extractor fan, W.C., W.H.B., wall tiles, floor tiles.

SITTING ROOM: 3.42m x 4.4m

Light fitting, blinds, curtains, wooden floor, feature electric fireplace with media cabinet, t.v. point, phone point, gas boiler, French doors leading to garden.

HALLWAY:

Light fitting, radiator cabinet, under stairs storage system, carpet on stairs, wooden floor, phone point.

LANDING:

Light fitting, hot press with immersion and shelving, carpet, attic stairs.

BEDROOM 1: 3.8m x 3.4m

Light fitting, fitted wardrobes, bay window, blind, curtains, carpet, t.v. point, phone point.

ENSUITE:

Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., pump shower.

BEDROOM 2: 2.9m x 2.6m

Light fitting, fitted wardrobes, blind, carpet.

BEDROOM 3: 3m x 1.9m

Light fitting, fitted wardrobes, blind, carpet.

BATHROOM: 1.8m x 2m

Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., vanity unit, LED mirror, Mira Elite SE electric shower, heated towel rail.



FEATURES INTERNAL:

All electrical appliances as per kitchen description are included in the sale – 3 years old

All carpets included in the sale

All blinds included in sale – 3.5 years old

All light fittings included in sale

Gas boiler – 3 years old

Main Bathroom – 3 years old

Ensuite in attic – 3 years old

Property fully alarmed

FEATURES EXTERNAL:

Teak double glazed windows

PVC fascia & soffit

Maintenance free exterior

Outside light

Landscaped mature gardens

Raised flower beds

Property located in a quiet cul de sac

Overlooking a green

Property not overlooked to the front

Decking

Pergola

Barna shed

SQUARE FOOTAGE: 89 sqm – excluding attic 958 sqft

HOW OLD IS THE PROPERTY: C.2004

BACK GARDEN ORIENTATION: North

BER RATING: B2 - 107.73 kWh/m²/yr

BER NUMBER: 110843133

EMISSIONS INDICATOR: 19.09 kgCO₂ /m²/yr

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Natural gas.

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**

