

**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**

**78 Thornhill Gardens, Celbridge, Co. Kildare. W23 R684.**



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. Nestled in a tranquil residential neighbourhood, this property exudes warmth and character, making it an ideal family home.

**Offers in Excess of €420,000**



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 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  
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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: 3.4m x 5.1m

Light fitting, high-quality ivory kitchen, tiled splashback area, stainless steel sink, area fully plumbed, integrated fridge freezer, integrated dishwasher, oven, hob, cooker, extractor fan, door leading to garden area, porcelain tiles.

GUEST WC: 1.9m x .74m

Light fitting, W.C., W.H.B., vanity unit, wall tiles, floor tiles.

SITTING ROOM: 4.4m x 3.3m

Coving, light fitting, wall lights, feature fireplace with a wrought iron inset and polished hearth, back boiler, mirror over fireplace included in the sale, blinds, wooden floor, t.v. point, phone point.

HALLWAY: 4.67m x 1.77m

Coving, light fitting, downstairs storage, porcelain tiles, phone point.

LANDING:

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

BEDROOM 1: 3.5m x 2.9m

Light fitting, fitted wardrobes, curtains, wooden floor.

BEDROOM 2: 3.1m x 3.1m

Light fitting, fitted wardrobes, curtains, wooden floor.

BEDROOM 3: 2.5m x 2.2m

Light fitting, fitted wardrobes, curtains, wooden floor.

BATHROOM:

Light fitting, wall tiling, floor tiling, W.C., W.H.B., electric Triton Aspirante showerT90sr shower, bath, heated towel rail.

GARDEN ROOM/UTILITY/STORAGE: 2.4m x 5.9m

Light fitting, area fully plumbed, washer/dryer machine, ceramic tiles, wooden floor, W.H.B., G.W.C., door leading to rear garden.



## FEATURES INTERNAL:

All upstairs curtains included in the sale  
All blinds included in sale  
All light fittings included in sale  
Renovated kitchen 2017  
Renovated bathroom 2018  
New oven and hob.  
All kitchen appliances included in the sale  
Ethernet cable Cat 7 in the garden room

## FEATURES EXTERNAL:

PVC double glazed windows  
PVC fascia & soffit on garden rom  
Outside light  
Security lights  
Low maintenance gardens  
Side gate  
Property located in a quiet cul de sac  
Property not overlooked  
Block built shed

SQUARE FOOTAGE: 85sqm / 914sqft

HOW OLD IS THE PROPERTY: C. 1985

BACK GARDEN ORIENTATION: South

BER RATING: C3 - 203.74 kWh/m<sup>2</sup>/yr

BER NUMBER: 116936360

SERVICES: Mains water, mains sewerage

HEATING SYSTEM: Solid fuel, oil 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**

