

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

85 The Woodlands, Castletown, Celbridge, Co. Kildare. W23 V585.



"Circle of Legends" and award winning International REMAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this wonderful 3 bedroomed home rear extension spanning C. 90 sqm. Nestled in the picturesque development of Castletown, this delightful three-bedroom semi detached home exudes a warm and inviting charm. Combining stylish design and cozy living spaces, it is an ideal haven for first-time buyers or those seeking a more manageable property.

Offers in Excess of €395,000



Main Street, Celbridge, Co. Kildare
 Tel: 01 6272770
 Fax: 01 6272720

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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

KITCHEN: 9.1M x 4M
Spotlights, cream high quality kitchen, granite splashback and worktop, stainless steel sink, area fully plumbed, integrated fridge freezer, integrated dishwasher, cooker, extractor fan, porcelain tiles, blinds, feature fireplace with a wrought iron inset and polished hearth, bay window smart understairs storage .

SITTING ROOM: 3.97M x 3.5M
Spot lights, velux windows, curtains, blinds, wooden floor, t.v. point, phone point, french doors leading to garden area.

HALLWAY:
Light fitting, Porcelain tiles, carpet on stairs, phone point.

LANDING:
Spot lights, sky light, hot press with immersion and shelving, carpet, attic access, pine ceiling.

BEDROOM 1: 3.1M X 3.5M
Light fitting, , fitted wardrobes, Roman blinds, carpet blinds.

BEDROOM 2: 4M X 2.3M
Light fitting, fitted wardrobes, blinds, Roman blinds, carpet.

BEDROOM 3: 2.5M X 1.84M
Light fitting, fitted wardrobes, Roman blinds, carpet.

BATHROOM: 2.4M X 1.7M
Spot lights, wall tiling, floor tiling, W.C., W.H.B., vanity unit, electric shower triton T90s Z.

FEATURES INTERNAL:
All carpets included in the sale
All blinds included in sale
All light fittings included in sale
Property wired for alarm

FEATURES EXTERNAL:
PVC double glazed windows
PVC fascia & soffit
Maintenance free exterior
Parking for two cars
Outside light
Outside tap
Mature gardens to the front
Low maintenance gardens
Rear garden surrounded with block built walls
Paved rear garden
Side gates
Property located in a quiet cul de sac
Property not overlooked at the rear

SQUARE FOOTAGE: C. 92.9sqm/968.75sqft

HOW OLD IS THE PROPERTY: C. 40 years

BACK GARDEN ORIENTATION: West



BER RATING: C3 - 219.31 kWh/m²/yr

BER NUMBER: 106179948

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Oil fired central heating

WHEN WAS IT LAST SERVICED: Service due November 2025

IS THE HOME OWNER OCCUPIED: Yes

EDUCATION:
Celbridge is an excellent location for families, with a wide selection of schools and educational facilities, including

Primary Scoil Mochua Aghards	01 627 2963
Primary Scoil Na Mainistreach	01 627 1149
Primary St. Brigid's Holy Faith Convent	01 627 2922
Primary Glebe Junior School	01 624 2525
Primary Primrose Hill School	01 627 3168
North Kildare Educate Together School	01 627 4388
Post Primary Salesian College	01 627 2166
St. Wolstan's Community School	01 628 8257
Celbridge Community School	087 1818212

Higher Education:
Celbridge's proximity to Dublin city centre ensures easy access to several prestigious institutions, including Trinity College Dublin, University College Dublin (UCD), and Technological University Dublin (TUD). Celbridge also enjoys close proximity to Maynooth College.

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**

