

**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**

**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**

**1 The Court, Wolstan Haven, Celbridge, Co. Kildare. W23 RV04.**



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 and spacious four-bedroom semi-detached family home located in the highly sought-after development of Wolstan Haven in Celbridge, Co. Kildare. No. 1 The Court is a beautifully presented and exceptionally well-maintained home that perfectly combines generous living space with a highly convenient and peaceful location.

**Offers in Excess of €575,000**



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](mailto:office@teamlorraine.ie)  
 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  
 Lorraine Mulligan Ltd. T/A Team Lorraine Mulligan. Directors: Lorraine Mulligan, Lesley Kennedy  
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## ACCOMMODATION

### DOWNSTAIRS ACCOMMODATION

**KITCHEN / BREAKFAST ROOM:** 6.23m x 5.25m  
Spotlights, solid oak shaker-style kitchen, wall and floor units, tiled splashback, stainless steel sink, crystal display cabinet, oven, extractor fan, integrated dishwasher, integrated fridge freezer, ceramic tiled floor, door leading to rear garden.

**UTILITY ROOM:** 2.27m x 2.60m  
Light fitting, wall and floor units, stainless steel sink, plumbed for washing machine, gas boiler, ceramic tiled floor.

**DINING ROOM:** 3.92m x 2.86m  
Light fitting, coving, semi-solid oak wooden flooring.

**LIVING ROOM:** 5.25m x 3.59m  
Light fitting, coving, semi-solid oak flooring, feature fireplace, bay window with shutters, double doors leading to Dining room, bright and spacious.

**HALLWAY:** 2.38m x 1.82m  
Light fitting, coving, ceramic tiled flooring, radiator cover.

**GUEST W.C.:** 1.96m x 0.84m  
Light fitting, extractor fan, wall and floor tiles, W.C., wash hand basin.

**PLAYROOM / OFFICE:** 4.44m x 2.60m  
Light fitting, coving, carpet, shutters.

### UPSTAIRS ACCOMMODATION

**LANDING:** 2.73m x 3.13m  
Spotlights, carpet flooring, hot press with storage, attic access.

**BEDROOM 1:** 3.53m x 3.54m  
Light fitting, curtains, fitted wardrobes with over bed storage, wooden flooring.

**ENSUITE:** 1.55m x 1.87m  
Light fitting, wall tiles, wooden floor W.C., wash hand basin, shower.

**BEDROOM 2:** 4.82m x 3.10m  
Light fitting, shutters, carpet, fitted wardrobes.

**BEDROOM 3:** 5.74m x 2.60m  
Light fitting, shutters, fitted wardrobes, wooden flooring.

**BEDROOM 4:** 2.91m x 2.32m  
Light fitting, fitted wardrobe, carpet, integrated storage.

**MAIN BATHROOM:** 2.62m x 3.67m  
Spotlights, blind, wall and floor tiles, bath, W.C., wash hand basin, shower.



## INTERNAL FEATURES

Bright and spacious four-bedroom home  
Excellent condition throughout  
Living room with feature fireplace and bay window with shutters  
Open-plan flow from living to dining to kitchen/breakfast area  
Solid oak shaker-style kitchen with integrated appliances  
Separate utility room  
Additional study/playroom to front  
Four well-proportioned bedrooms  
Primary bedroom with ensuite  
High-quality flooring throughout  
All shutters, light fittings, carpets included in sale  
All appliances included as per kitchen section of brochure  
Option to include furniture

## EXTERNAL FEATURES

Quiet cul-de-sac setting within an enclave of just eight homes  
Overlooking a large green area  
Side access  
Off-street parking for two cars  
EV charger  
Fully walled front garden  
Landscaped, low-maintenance rear garden  
Raised flower beds and attractive pond  
Steel garden shed  
PVC double glazed windows  
PVC fascia and soffits

**SQUARE FOOTAGE:** 152.37 sqm / 1640 sqft (as per advisory report)

**HOW OLD IS THE PROPERTY:** Built.2000 extn C.2005

**BACK GARDEN ORIENTATION:** East

**BER RATING:** B3 - 147.7 kWh/m<sup>2</sup>/yr

**CO2 EMISSIONS INDICATOR:** 26.72 kgCO<sub>2</sub> /m<sup>2</sup>/yr

**BER NUMBER:** 105838627

**SERVICES:** Main`s water, Mains sewerage

**HEATING SYSTEM:** Gas 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**  
2024, 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**

