

**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, 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](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**

**22 Gleniden Court, Enfield, Co. Meath. A83 EY71.**



Team Lorraine Mulligan of RE/MAX Results, a 'Circle of Legends' and internationally award-winning REMAX agent for over 22 years, is delighted to welcome you to No. 22 Gleniden Court—an excellent 4/5-bedroom detached family home located in the highly sought-after and beautifully maintained residential cul-de-sac of Gleniden Court, nestled discreetly in the heart of Enfield. This spacious and well-maintained home offers a superb layout.

**Offers in Excess of €495,000**



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RE/MAX National No.1 Top Selling Agent & Office 2007-2017  
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## DOWNSTAIRS ACCOMMODATION

HALLWAY: 4.2m x 2.56m

Coving, light fitting, storage press, telephone point, alarm pad, `Amtico` Flooring with feature border, carpet on stairwell, under-stairs storage cupboard.

KITCHEN: 3.80m x 3.10m

Coving, recessed lights fitted kitchen with wall and base units, crystal display cabinets, work tops, electric cooker, stainless-steel sink, tiled splashback area, area fully plumbed, dishwasher, `Amtico` flooring, double doors to dining room.

DINING ROOM: 4.26m x 3.06m

Coving, centre rose, light fitting, picture lights, sliding patio door leading to the sun-filled sunroom, wooden floor.

UTILITY ROOM: 3.25m x 1.60m

Recessed lights, area fully plumbed, recently fitted, fully glazed back door leading to the garden, `Amtico` flooring, fitted wall and base units.

SITTING ROOM: 4.29m x 3.51m

Coving, centre rose, light fitting, feature bay window, feature fireplace and a polished hearth, picture light, wooden floor, T.V. point and broadband connection recently fitted.

SUNROOM: 4.31m x 3.41m

Recessed lights, 2 x `Velux` windows, French double doors leading to the stunning back garden, wooden floor.

PLAYROOM/OFFICE: 4.86m x 2.70m

Wall lights, wooden floor.

GUEST WC: 2.92m x .87m

Light fitting, dado rail, W.C., W.H.B., tiled splashback area, `Amtico` floor.

## UPSTAIRS ACCOMMODATION

LANDING: 3.97m x 1.92m

Coving, centre rose, double doors leading to a double sized hot press with recently fitted large hot-water cylinder, Alarm pad/battery backup, immersion, access to the attic (attic is insulated and partly floored for convenient storage), carpet.

BEDROOM 1: 4.00m x 2.73m

Light fitting, picture light, two fitted wardrobe with electric sockets, wooden floor.

ENSUITE: 3.08m x .89m

Light fitting, W.C., W.H.B., electric shower, wall tiling, floor tiling.

BEDROOM 2: 3.41m x 3.18m

Recessed lights, two fitted wardrobes, wooden floor.

BEDROOM 3: 4.11m x 2.55m

Wooden floor.

BEDROOM 4: 2.53m x 2.36m

Fitted wardrobe, wooden floor..

BATHROOM: 2.51m x 1.96m

Light fitting, wall tiling, floor tiling, W.C., W.H.B., bath with shower overhead, shower screen.



## FEATURES INTERNAL:

All light fittings included in sale

All kitchen electrical appliances included in sale as per kitchen section of this brochure

Property fully alarmed (Sensors – Door/Window Contacts)

This property has been loved and looked after

`Turnkey home` in excellent condition

This property has been freshly painted for sale

Low-maintenance PVC fascia, soffits, and gutters on both house and garage

Naturally bright and airy home with a lovely ambience

Sunroom to the rear

Superbly spacious and a perfect family home

## FEATURES EXTERNAL:

Double glazed windows

Outside lights

Mature front and back gardens

Vehicular side gate access

Pedestrian side gate access

Property located in a quiet cul de sac

Block-built garage to the rear with electrics, recently fitted up-and-over door, separate side door, and window

Safe and secure off street parking for up to three cars

Fantastic neighbourhood with lovely neighbours and a great sense of community

SQUARE FOOTAGE: C.1,700qft/ C. 158qm.

HOW OLD IS THE PROPERTY: This house was built in the late 1990s

BACK GARDEN ORIENTATION: South facing private back garden

BER RATING: C1 - 172.3 kWh/m<sup>2</sup>/yr with an A3 potential as per BER report. Also please note that this property can be brought up to a B3 BER rating if the chimney was blocked off according to the BER advisor, but our vendors wanted to extend the courtesy of giving the new purchaser the choice.

BER NUMBER: 103264503

Co2 EMISSIONS INDICATOR: 43.09 kgCO<sub>2</sub> /m<sup>2</sup>/yr

SERVICES: Mains water and mains sewerage.

HEATING SYSTEM: Oil fired central heating. Efficient condensing Grant boiler fitted in recent years. Along with external oil tank and new efficient large hot press cylinder.

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**

