

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

**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**

788 St. Patricks Park, Celbridge, Co. Kildare. W23 PN27.



'Circle of Legends' & Award-winning Auctioneering Team for over 22 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to this view this gorgeous 2-bedroom semi-detached residence, (can be put back into a three-bed semi-detached residence by dividing the large master bedroom into two bedrooms again). This very special residence is owned by a professional with exceptional taste. This home can be found in pristine condition.

Offers in Excess of €375,000



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
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DOWNSTAIRS ACCOMMODATION

KITCHEN (EXTENDED): 5.18M X 1.80M
Light fitting, blinds, fitted kitchen with wall and base units, stainless steel sink, area fully plumbed, gas cooker, breakfast bar area, back door leading to garden area, wooden floor.

SITTING ROOM: 4.68M X 3.29M
Light fitting, feature brick fireplace, Roman blind, wooden flooring, fitted storage units, hot press.

DINING ROOM: 3.29M X 2.03M
Light fitting, Roman blind, lateral blind, wooden floors.

HALLWAY: 3.74M X 1.84M
Light fitting, wooden floor, carpet on stairwell.

UPSTAIRS ACCOMMODATION

LANDING: 2.80M X 1.95M
Light fitting, carpet, attic access, blind.

BEDROOM 1: 5.25M X 2.71
Light fitting, black out blind, lateral blind, fitted wardrobe, carpet.

BEDROOM 2: 3.86M X 2.80M
Light fitting, black out blind, lateral blind, fitted wardrobe, carpet.

BATHROOM: 1.95M X 1.70M
Light fitting, blind, wall tiling, floor tiling, W.C., W.H.B., with a vanity unit, electric T90z shower over bath.

FEATURES INTERNAL:

- All light fittings,
- All blinds included in sale
- This house was partially rewired
- Small kitchen extension to the rear
- Stunning home in turnkey condition
- New composite front door and new PVC double glazed
- Combi boiler
- Property has massive potential
- Property enjoys a prime and pivotal location

FEATURES EXTERNAL:

- PVC double glazed windows
- Outside tap
- Outside lights
- Landscaped mature gardens
- Raised flower beds
- Property not overlooked at the rear
- Vehicular access to the rear access on to laneway
- Large garden with lots of building potential subject to the relevant planning permission
- Outdoor block sheds
- Sun trap patio area
- Mobile home in the garden



SQUARE FOOTAGE: C.75sqm/C. 807sqft

HOW OLD IS THE PROPERTY: Under 55years old

BER RATING: D2 - 289.92 kWh/m²/yr

BER NUMBER: 118093079

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Gas fired central heating.

SCHOOLS IN THE AREA:

Primary Scoil Mochua Aghards 01 627 2963
Boys National School - Scoil Na Mainistreach 01 627 1149
Girls National School – St. Brigid’s Holy Faith Convent 01 627 2922
Glebe Junior School 01 624 2525
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
St. Patrick’s Primary School 085 1069985
Celbridge Community School 087 1818212

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**

