

**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**

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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**

**256 Crodaun Forest Park, Celbridge, Co. Kildare. W23YF22.**



'Circle of Legends' & Award-Winning International RE/MAX Agent for over 22 years, Team Lorraine Mulligan of RE/MAX Results is delighted to present this fabulous 3 bedroom detached home with office in this highly sought-after development. To say what is seldom is wonderful is an understatement regarding this home. 256 Crodaun Forest Park offers a rare opportunity to own a super home that is walk in ready and is within one of Celbridge's most established neighbourhoods.

**Offers in Excess of €475,000**



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

**KITCHEN:** 3.93m x 5.14m  
Spotlights, light fitting, grey shaker kitchen cabinets, tiled splashback area, black quartz sink, five ring gas hob, extractor fan, oven, dishwasher, fridge freezer, filtration water system, wooden floor, tiles blinds, French doors leading to the garden.

**LIVING ROOM:** 5.07m x 4.21m  
Spot lights, bespoke cabinetry, feature insert stove blinds, wooden floor.

**HALL:**  
Spotlights, ceramic tiles.

**GUEST W.C:**  
Spotlights, W.C, W,H,B, fan, wooden floor, wall tiles.

**PLAYROOM/ OFFICE/BEDROOM:** 4m x 3.02m  
Spotlights, wooden floor blinds.

**UTILITY:**  
Spot lights, area fully plumbed, ceramic tiles door to rear garden.

## UPSTAIRS ACCOMMODATION

**LANDING:**  
Spotlights, light fitting, wooden floor, attic access with folding attic stairs, attic partially floored, gas boiler in attic.

**BEDROOM 1:** 3.5m x 2.75m  
Light fitting, blind, wood floors, fitted wardrobes.

**BEDROOM 2:** 2.88m x 2.75m  
Light, blind, wooden floor, fitted wardrobe.

**NURSERY/OFFICE:** 2.2m x 2.26m  
Spot lights, blind, wooden floor, fitted cabinets, feature wall.

**BATHROOM:** 2.94m x 2.28m  
Spotlights, extractor fan, shelving, wall and floor tiles, double wash hand basin and vanity, walk in shower with rain shower head bath, wall mounted heated towel rail. socket.

**FIRST FLOOR W.C.:**  
Light fitting, extractor fan, wall and floor tiles, W.C., W.H.B.



## FEATURES INTERNAL:

Selected light fittings included in the sale  
All blinds included in the sale  
All Kitchen appliances as per kitchen section included in the sale  
Porcelain tiles in the bathroom  
Bathroom upgraded 2017  
Kitchen upgrade 2019  
Water filtration system  
Replumbed 2019  
Rewired 2019  
Ground floor under heating  
Smart heating system, each room separately zoned  
Condensing boiler 2018  
All water through mains with a booster pump 2024  
CAT 6 wiring throughout the house  
Planning permission for first floor extension and attic conversion PL. Ref 24/61254

## FEATURES EXTERNAL:

PVC triple glazed windows and doors  
PVC fascia and soffits  
Outside light  
Low maintenance garden  
Decking  
Shed  
Side entrance  
Outside light.

**SQUARE FOOTAGE:** 104.39 sqm / 1123.64sqft

**HOW OLD IS THE PROPERTY:** Built in C.1985

**BACK GARDEN ORIENTATION:** South West

**BER RATING:** B3 - 149.43 kWh/m<sup>2</sup>/yr

**BER NUMBER:** 103347803

**EMISSIONS INDICATOR:** 29.64 kgCO<sub>2</sub> /m<sup>2</sup>/yr

**HEATING SYSTEM:** Gas fired central heating

**HOUSE STATUS:** Owner-occupied.

**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**

