

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

83 Abbey Park Orchard, Clane, Co. Kildare, W91 R9P5.



'Circle of Legends' and award winning International REMAX Agent for over 23 years, Team Lorraine Mulligan of RE/MAX Results is delighted to present No. 83 Abbey Park Orchard, a charming and generously proportioned four-bedroom detached bungalow, ideally located in the highly sought-after and peaceful enclave of Abbey Park Orchard in Clane Village. No. 83 offers tremendous warmth and character throughout, with excellent potential for personalization and future enhancement.

Offers in Excess of €490,000



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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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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

ACCOMMODATION

KITCHEN/DINING/LIVING SPACE: 7.43m x 4m
Spotlights, cream fitted kitchen, cabinets, countertop, splashback area, ceramic sink, area fully plumbed, washing machine, dishwasher, dryer, oven, hob, extractor fan, wine rack, butchers block, blinds, curtains, radiator covers, semi-solid wooden floor, French doors leading to garden patio area.

SUNROOM: 3.56m x 3m
Light fitting, wall lights, Velux window, curtains, semi-solid floor, sliding door leading to garden.

LIVING ROOM: 5.25m x 3.87m
Light fitting, centre rose, coving, wall lights, feature fireplace, featuring a bay window, carpet, curtains, blinds.

HALLWAY:
Spotlights, coving, blind, solid wooden floor, ceramic tiles, radiator cover, storage, hot press with dual immersion, and shelving, access to partially floored large attic space, light fitting.

PLAYROOM/OFFICE: 4.76m x 2.52m
Light fitting, wall lights, solid wooden floor, blinds, curtains, door leading to garden.

GUEST WC:
Light fitting, extractor fan, shelving, wall and floor tiling, W.C., W.H.B., arched wall mirror.

BEDROOM 1: 4.24m x 3.33m
Light fitting, blinds, curtains, fitted wardrobes, carpet.

EN-SUITE:
Light fitting, W.C., W.H.B., shower, radiator cover, shelving, floor and wall tiles.

BEDROOM 2: 3.97m x 3.19m
Light fitting, blind, curtains, carpet.

BEDROOM 3: 2.91m x 2.71m
Light fitting, blind, curtains, wardrobe, solid wooden floor.

BEDROOM 4: 2.91m x 2.82m
Light fitting, blind, curtains, wardrobe, semi-solid wooden floor.

BATHROOM: 2.95m x 1.93m
Light fitting, W.C., W.H.B., bath, shower, separate unit with 'Triton T90SR' electric shower, floor tiles, wall tiles.

BLOCK SHED: 2.77m x 1.9m
Light fitting, floor covering.



FEATURES INTERNAL:

All light fittings included in the sale
All curtains included in the sale
All blinds included in the sale
All carpets included in the sale
All mirrors included in the sale
All kitchen appliances as per brochure are included in the sale

FEATURES EXTERNAL:

PVC double-glazed windows
PVC fascia and surface
Raised flower beds
Secure lights outside
Side gate
Block shed
Off street parking
Tuck away in a private cul de sac
Not overlooked to the rear

SQUARE FOOTAGE: C. 120.7sqm/C. 1299sqft

HOW OLD IS THE PROPERTY: Built in 1993

PARKING: Off street parking

BACK GARDEN ORIENTATION: North-east

BER RATING: C3 - 220.63 kWh/m²/yr

BER NUMBER: 117704197

SERVICES: Mains water, mains sewerage

HEATING SYSTEM: Oil-fired heating.
The oil burner was serviced in the last 2 years.

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**

